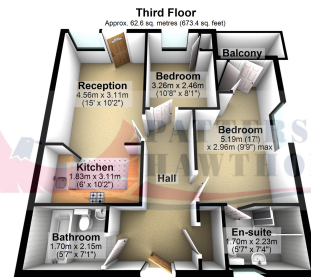



Total area: approx. 62.6 sq. metres (673.4 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

Draper Close, Grays

£240,000

- TWO BEDROOM THIRD FLOOR FLAT
- HIGHLY SOUTH AFTER 2012 DEVELOPMENT
- MODERN, CONTEMPORARY INTERIOR DESIGN
- 15' RECEPTION WITH JULIET BALCONY
- ESTUARY VIEWS
- 17' MAIN BEDROOM WITH BALCONY & ENSUITE SHOWER ROOM
- ADDITIONAL FAMILY BATHROOM
- RESIDENTS PARKING



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs and lift to third floor.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Built-in storage cupboard housing boiler and built-in shelving, laminate flooring.

Bedroom one

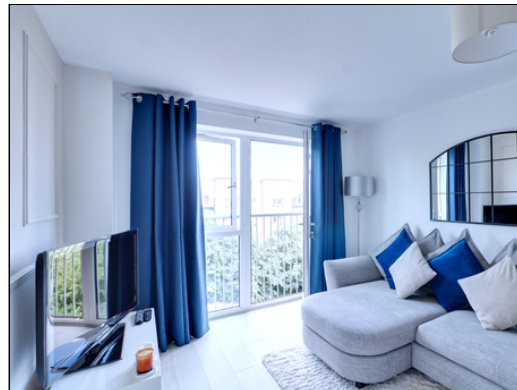
5.19m > 3.6m (17' 0" > 11' 10") x 3.0m (9' 10") Double glazed window to side, radiator, fitted wardrobes, fitted carpet, uPVC framed double glazed single door to rear opening to:

Balcony

2.57m x 1.19m (8' 5" x 3' 11") Decking flooring.

Ensuite Shower Room

2.19m (Max) x 1.51m (7' 2" x 4' 11") Inset spotlights to ceiling, obscure double glazed window to front, low-level flush WC, hand wash basin with tiled splashback, shower cubicle, chrome hand towel radiator, tiled flooring.



Bedroom Two

3.27m (Max) x 2.47m (10' 9" x 8' 1") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom

2.16m x 1.72m (7' 1" x 5' 8") Inset spotlights to ceiling, low-level flush WC, hand wash basin with tiled splashback, panelled bath with shower attachment, chrome hand towel radiator, tiled flooring.



Reception Room

4.56m x 3.13m (15' 0" x 10' 3") Double glazed window and single door to rear opening to Juliet balcony, radiator, laminate flooring.

Kitchen

3.13m x 1.84m (10' 3" x 6' 0") Inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, laminate splashbacks, tiled flooring.



EXTERIOR

Front Exterior

Residents parking front and rear.

