



## Crammavill Street Grays RM16 2AZ

- One Bedroom Retirement Flat
- Bathroom 5'7 x 6'9
- Lounge 16'7 x 10'3
- Kitchen 5'8 x 7'4
- Bedroom 9'5 x 13'3
- Warden Controlled
- Communal Lounge Area
- Communal Laundry Room
- Lift Available
- Security System/Entry



Guide Price: £140,000 - £150,000.

**\*OVER 60's RETIREMENT ONE BEDROOM FLAT\*** - Connollys are pleased to offer to the market this first floor one bedroom apartment situated in a popular retirement complex. The apartment comprises fitted kitchen, lounge, bedroom, bathroom. Personal intercom and emergency pull cords throughout. Lift to first floor. Communal space on ground floor and parking available for all residents. The property benefits from a Lease with in excess of 100 years remaining.

# £140,000 Leasehold

**"To view the full sales particulars,  
please visit our website:  
[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		83	86

England, Scotland & Wales

EU Directive 2002/91/EC

### Communal Entrance:

Security entrance via fob. Intercom and camera.

### Hallway:

Storage cupboard. Door to:

### Bathroom:

5' 7" x 6' 9" (1.70m x 2.06m) Coved ceiling. Double shower cubicle. Sink in vanity unit. Low level WC. Tiled walls. Wall mounted heater.

### Lounge:

16' 7" x 10' 3" (5.05m x 3.12m) Coved ceiling. Double glazed window. Storage heater. Fitted carpet.

### Kitchen:

5' 8" x 7' 4" (1.73m x 2.24m) Obscured double glazed window. Coved ceiling. Wall and box units. Rolled edge worksurface. Electric oven. Electric hob. Stainless steel sink and drainer unit. Space for appliances. Tiled splashback.

### Bedroom One:

9' 5" x 13' 3" (2.87m x 4.04m) Double glazed window. Coved ceiling. Storage unit. Fitted wardrobe. Fitted carpet.

### Miscellaneous:

Service Charge - £2400 per annum (To be advised)

Lease - 125 years from June 2004 - 106 years approx remaining

Communal Ground Rent - £500 per annum (To be advised)

Communal Parking

Communal Front Garden

Communal Lounge - Hosting events for all residents (Afternoon tea etc)

Communal Laundry Room

Warden Controlled

Guest Room Available - A charge will be requested.

### Council Tax:

Thurrock Council:

Band B £1,34.539 per annum (Before discounts, if applicable).

## Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.