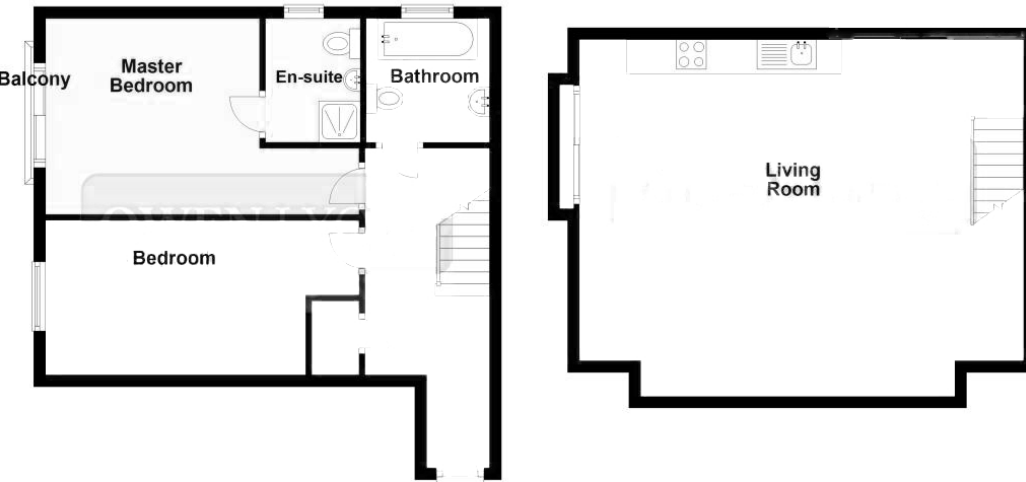



First Floor
Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(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	


Howard Road, Grays
£220,000

- TWO BEDROOM SPLIT-LEVEL TOP FLOOR FLAT
- NO ONWARD CHAIN
- EPC RATING C & COUNCIL TAX BAND D
- TWO FLOORS
- 22' x 19' FIRST FLOOR OPEN PLAN KITCHEN/RECEPTION
- ENSUITE SHOWER ROOM/WC TO BEDROOM ONE
- ADDITIONAL FAMILY BATHROOM
- JULIET BALCONY TO BEDROOM ONE & RECEPTION



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to second (top) floor.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Built-in storage cupboard, under-stairs storage space, laminate flooring, stairs to first floor.

Bedroom One

4.61m > 3.03m x 3.29m (15' 1" > 9' 11" x 10' 10"). Hardwood framed double glazed sliding door to side opening to Juliet balcony, laminate flooring, electric heater.

Ensuite Shower Room

2.1m x 1.5m (6' 11" x 4' 11"). Obscure double glazed window to rear, low-level flush WC, hand wash basin set on tiled surface, shower cubicle, part tiled walls, laminate flooring.

Bedroom Two

4.61m > 3.73m x 2.53m (15' 1" > 12' 3" x 8' 4"). Double glazed windows to side, electric heater, laminate flooring.

Bathroom

2.09m x 2.09m (6' 10" x 6' 10"). Low-level flush WC, panel bath, hand wash basin set on tiled surface, part tiled walls, laminate flooring.

