



**Vicarage Square, Grays, Essex**

**Guide Price: £200,000 - £220,000**

# Vicarage Square, Grays, Essex, RM15 – NO ONWARD CHAIN!

## Property Details:

LOOKING FOR YOUR FIRST HOME??? THEN LOOK AT THIS!! A superb, modern 2 bedroom apartment located a couple of minutes' walk from the Station and Grays Town Centre with its large shopping centre and high street, with everything you could possibly need within walking distance. The property is ready to move in and live or rent out as an investment. Comprising of 2 bedrooms, brand new family bathroom, modern open plan Living area with fitted kitchen including some appliances. Redecorated and ready to move in. One allocated parking space directly outside the front of the building and large communal green space located behind the block. This is a really nice development with young families, city workers and a few retired folk too. Easy access to A13 & M25 and a short drive to the popular Lakeside Shopping Centre. The C2C line from Grays will take you into London Fenchurch Street in approx. 40 minutes. Don't miss out this is an absolute little Gem!. NO ONWARD CHAIN!

## Property details:

**Entrance to property from Communal secure entrance and stairs to all floors**

**Hallway: 24'4" x 3'10":** Access to all accommodation. Storage cupboard. Fitted carpet. Double glazed window to front aspect. Storage heater. .

**Living / Dining / Kitchen: 17'8" x 11'7":** Double glazed window to front aspect & small frosted window by sink to side aspect. Fitted eye level and base units. Stainless steel sink with drainer and mixer tap. Space for washing machine. Integrated oven and hob. Space for fridge/freezer. Wood flooring. Open plan to living area with fitted carpet. Storage heater. Door entry phone system. Neutral decor.

**Bathroom: 6'6" x 5'4":**

Panel bath with shower over. Low level W.C. and hand basin. Marble effect tiling to walls. One wall with large mirror. Vinyl floor. Neutral décor.

**Bedroom 1: 9'8" x 8'11"**

Double glazed window to rear aspect. .Fitted carpet. Storage heater. Neutral décor.

**Bedroom 1: 8'8" x 7'4"**

Double glazed window to rear aspect. .Fitted carpet. Access to loft space. Neutral décor.

**Outside:**

**Parking:**

One allocated parking space outside front entrance door. Visitor parking.

**Council Tax:** C **Lease:** 997 years remaining, **Ground rent:** &- **Maintenance/service charge:** £85 pcm..





**Disclaimer**  
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



- **2 Bedrooms**
- **Modern open plan Living Area**
- **Fitted Kitchen**
- **New Bathroom**
- **Double glazing**
- **Allocated Parking**
- **Close to Station & Shopping Centre**
- **997 years on Lease**
- **Ready to move in and live or rent out**
- **NO ONWARD CHAIN**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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