



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Rawlyn Close, Grays



**Morgan Brookes Believe** - This spacious apartment is situated within the popular Chafford Hundred development. In need of modernising it will give the prospective buyer the flexibility to make the property their own. With a Juliet balcony, two good size bedroom, allocated parking and No chain this should make the ideal first time purchase or investment.

**Our Sellers Love** - The position of the property, close to a main line train station and Lakeside Shopping Centre.

### Key Features

- Spacious Apartment.
- In Need Of Modernising.
- Juliet Balcony.
- Two Good Size Bedrooms.
- Allocated Parking.
- Close To Train Station.
- No Onward Chain.

**Offers in Excess of  
£240,000**

# Rawlyn Close, Grays

## Communal Entrance

Glass panelled door leading to:

## Communal Hallway

Post boxes, stairs leading to all floors.

## Private Entrance

Panelled door leading to:

## Private Hallway

Two built in storage cupboards, storage heater, doors leading to:

## Living Room

15' 1" x 12' 5" (4.59m x 3.78m)

Double glazed window to side aspect, double glazed Juliet balcony, storage heater, opens to:

## Kitchen

12' 5" x 5' 10" (3.78m x 1.78m)

Double glazed window to side aspect, fitted with a range of base and wall mounted units, space and plumbing for appliances, roll top work surface with 4 point hob and extractor, sink and drainer.

## Bedroom 1

11' 10" x 8' 9" (3.60m x 2.66m)

Double glazed window to side aspect, storage heater.

## Bedroom 2

11' 9" x 6' 9" (3.58m x 2.06m)

Double glazed window to side aspect, storage heater.

## Bathroom

6' 11" x 5' 11" (2.11m x 1.80m)

Obscure double glazed window to side aspect, panelled bath, hand basin, low level WC, extractor fan.

## Parking

Allocated + Visitors Parking.

## Additional Information

Council Tax Band: C

Length Of Lease: 102 years Approx

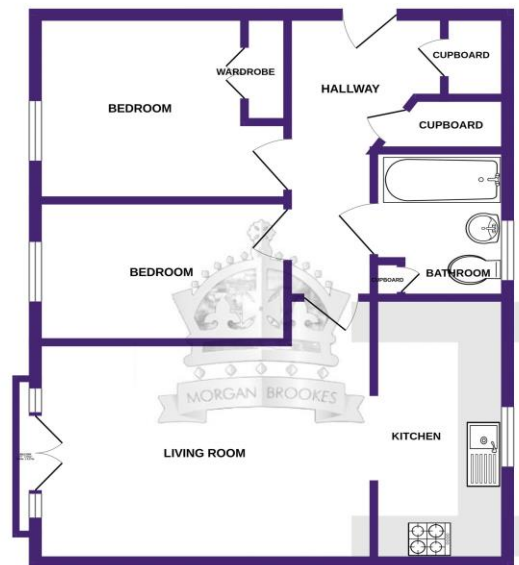
Ground Rent: £150 PA

Ground Rent Reviewed: TBC

Service Charge: £1338 PA

Service Charge Reviewed: TBC

GROUND FLOOR



MORGAN BROOKES LTD

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## Local Authority Information

Thurrock Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

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£240,000

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.