



WHARF ROAD SOUTH, GRAYS

CHAIN FREE - TOP FLOOR- CAR PORT - ROOMY ONE BED APARTMENT - RIVER VIEWS - CLOSE TO STATION AND TOWN CENTRE - EPC D - COUNCIL TAX BAND B

Guide Price £175,000

Leasehold | CHAIN FREE ONE BEDROOM APARTMENT ON 2ND FLOOR



CHARLES STRATTON
ESTATE AGENTS



We are pleased to offer this **ONE BEDROOM SECOND FLOOR APARTMENT** located on **THE WHARF**, in the heart of **GRAYS** within **WALKING DISTANCE TO GRAYS C2C STATION**. This property benefits from **Stunning views**, **MODERN BATHROOM** an **ALLOCATED CAR PORT PARKING SPACE** and a **LEASE IN EXCESS OF 900 YEARS!**

Hallway -

Lounge: 11'1 X 11' -

Kitchen: 8'1 X 6'3 -

Bedroom: 10'8 X 8'9>7'8 -

Modern Bathroom -

Car Port -

Loft Access -

Council Tax Band: B

Tenure: Leasehold (971 years)

Ground Rent: £240 per year

Service Charge: £1,600 per year





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92+) A	
(81-91) B	64	(81-91) B	78
(55-68) C		(55-68) C	
(39-54) D		(39-54) D	
(21-38) E		(21-38) E	
(1-20) F		(1-20) F	
Not energy efficient - higher running costs (1-20) G		Not environmentally friendly - higher CO ₂ emissions (1-20) G	

England & Wales EU Directive 2002/91/EC The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

England & Wales EU Directive 2002/91/EC The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

Viewing by appointment only
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