



## Kiln Way, Badgers Dene, Grays

**£875 pcm**

**LET**

Ali & Co are delighted to have on offer this fantastic ground floor maisonette with access to garden. Newly refurbished throughout with a new kitchen installed.

CLOSE TO TOWN | Double Glazing | Ground Floor | New Kitchen | Newly Refurbished | Off-street parking | One Bedroom Apartment |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## NEWLY REFURBISHED ONE BED APARTMENT

Ali & Co are delighted to have on offer this fantastic ground floor maisonette with access to garden.

Newly refurbished throughout with a new kitchen installed.

The property offers fantastic living space with separate lounge, separate kitchen, spacious bedroom, economy 7 heating.

Free off street parking.

Available Immediately.

Situated in a well desired cul de sac in Badgers Dene.

Council Tax Band: B (Thurrock Council)

Deposit: £795

### **Living room**

Spacious lounge with laminate floors

### **Kitchen**

New kitchen installed and tiled walls.

### **Bedroom 1**

Spacious double bedroom

### **Bathroom**

Tiled bathroom modern design



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>	65	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.