



Rawlyn Close, Grays

£225,000 Leasehold

Ali & Co are delighted to present this FANTASTIC TWO DOUBLE BEDROOM GROUND FLOOR FLAT CHAIN FREE, Located in CHAFFORD HUNDRED. The perfect home for First Time Buyers or Investors.

Allocated Parking | CHAIN FREE | Close Proximity To Lakeside Shopping Centre | Close To Station | Fantastic Location | Great School Catchment |

01375 806786

hello@aliandcoproperty.co.uk

Ali & Co
PROPERTY SERVICES

TWO BEDROOM FLAT CHAFFORD HUNDRED

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The perfect home for First Time Buyers or Investors.

The property is situated in a prime location, walking distance to Chafford Hundred C2C Railway station and lakeside shopping Center, the property falls in the ever so popular Harris and Warren Academy catchment area.

LOCATION: The property is in a great location in CHAFFORD HUNDRED, Walking distance to Chafford Hundred railway station and Lakeside Shopping center, local amenities and Schools are all conveniently nearby.

ACCOMMODATION: The property offers excellent accommodation including a entrance hallway, the property features an impressive open plan kitchen, dining, and living area, along with a modern bathroom.

BEDROOMS: This property offers two great size double bedrooms.

EXTERNALLY: There is allocated parking .

The property is offered CHAIN FREE , please call today to arrange a viewing.

Tenure: Leasehold (101 years)

Ground Rent: £150 per year

Service Charge: £1,375 per year

Parking options: Off Street

Bedroom 1

w: 2m x l: 2.68m (w: 6' 7" x l: 8' 10")

Bedroom 2

w: 3.75m x l: 2.12m (w: 12' 4" x l: 6' 11")

Lounge/diner

w: 4.77m x l: 3.78m (w: 15' 8" x l: 12' 5")

Kitchen

w: 1.78m x l: 3.78m (w: 5' 10" x l: 12' 5")



Ground Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



Total area: approx. 55.4 sq. metres (596.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Rawlyn Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.