



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017



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Rawlings Close, Grays

CALLING ALL FIRST TIME BUYERS: Castle Estate Agents are pleased to offer FOR SALE this very well presented 2 bedroom GROUND FLOOR APARTMENT set in this sought after development situated within easy walking distance to LOCAL SHOPS, STATION, BUS ROUTES and quick access to M25.

- 2 Bedroom apartment
- Very well presented
- Communal gardens
- Double glazed
- Walk to local shops
- Ground floor
- Walk to station
- Allocated parking space
- Visitors parking
- Set on bus routes

£205,000 Leasehold

Rear aspect entrance

Communal gardens, mainly laid to lawn, mature shrub borders, communal parking One allocated space and visitors space, hardwood communal door with frosted glass inset and entry phone system to:



Communal hallway

Stairs to all floors and own hardwood front door to:

Hallway

Wall mounted storage heater, doors to all rooms, large storage cupboard, coving, entry phone system, power points.

Lounge 14' 9" by 10' 5" (4m 50cm by 3m 18cm), (I)

Double glazed Georgian style French doors and side panel windows to the front aspect, coving, power points, tv point, telephone point, wall mounted storage heater, double doors to:



Kitchen 12' 3" by 5' 8" (3m 73cm by 1m 73cm), (I)

Double glazed Georgian style frosted window to the rear aspect with blind, Cream high gloss eye level and base level units, roll top work surfaces, 4 ring ceramic hob with under oven and over extractor fan, composite sink with single drainer and mixer taps, tiled splash backs, power points, fridge freezer, electric cooker and washing machine.



Bedroom 1 11' 4" by 8' 9" (3m 45cm x 2m 67cm)

Double glazed Georgian style window with blind to the front aspect, coving, fitted wardrobes, storage heater, power points and tv point.

Bedroom 2 11' 2" by 6' 7" (3m 40cm by 2m 1cm), (I)

Double glazed Georgian style window with blind to the front aspect, coving, power points.





Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and shower attachment, tiled splash backs, extractor fan, wall mounted heater.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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