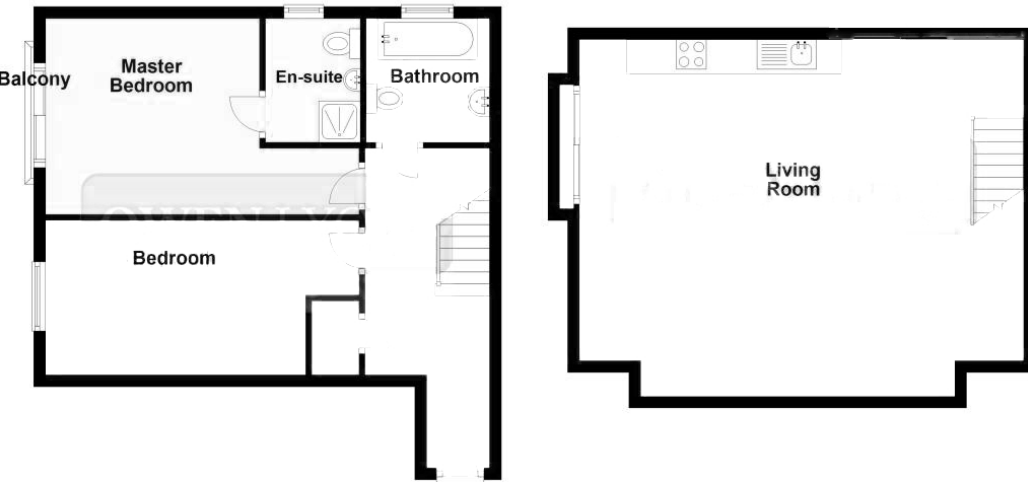


First Floor
Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.


Howard Road, Grays
£215,000

- TWO BEDROOM SPLIT-LEVEL TOP FLOOR FLAT
- NO ONWARD CHAIN
- EPC RATING C & COUNCIL TAX BAND D
- TWO FLOORS
- 22' x 19' FIRST FLOOR OPEN PLAN KITCHEN/RECEPTION
- ENSUITE SHOWER ROOM/WC TO BEDROOM ONE
- ADDITIONAL FAMILY BATHROOM
- JULIET BALCONY TO BEDROOM ONE & RECEPTION
- GATED RESIDENTS PARKING





GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to second (top) floor.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Built-in storage cupboard, under-stairs storage space, laminate flooring, stairs to first floor.

Bedroom One

4.61m > 3.03m x 3.29m (15' 1" > 9' 11" x 10' 10"). Hardwood framed double glazed sliding door to side opening to Juliet balcony, laminate flooring, electric heater.

Ensuite Shower Room

2.1m x 1.5m (6' 11" x 4' 11"). Obscure double glazed window to rear, low-level flush WC, hand wash basin set on tiled surface, shower cubicle, part tiled walls, laminate flooring.



Bedroom Two

4.61m > 3.73m x 2.53m (15' 1" > 12' 3" x 8' 4"). Double glazed windows to side, electric heater, laminate flooring.

Bathroom

2.09m x 2.09m (6' 10" x 6' 10"). Low-level flush WC, panel bath, hand wash basin set on tiled surface, part tiled walls, laminate flooring.

FIRST FLOOR

Open Plan Reception Room/Kitchen

6.81m x 5.89m (22' 4" x 19' 4") (max). Hardwood framed double glazed sliding door to side opening to Juliet balcony, electric heater, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink & drainer with mixer tap, integrated oven, four ring electric hob, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashbacks, laminate flooring, stairs to ground floor.



Exterior

Private gated residents parking to front.

