



## 74 DUARTE PLACE

GRAYS, RM16 6PH

£170,000  
LEASEHOLD

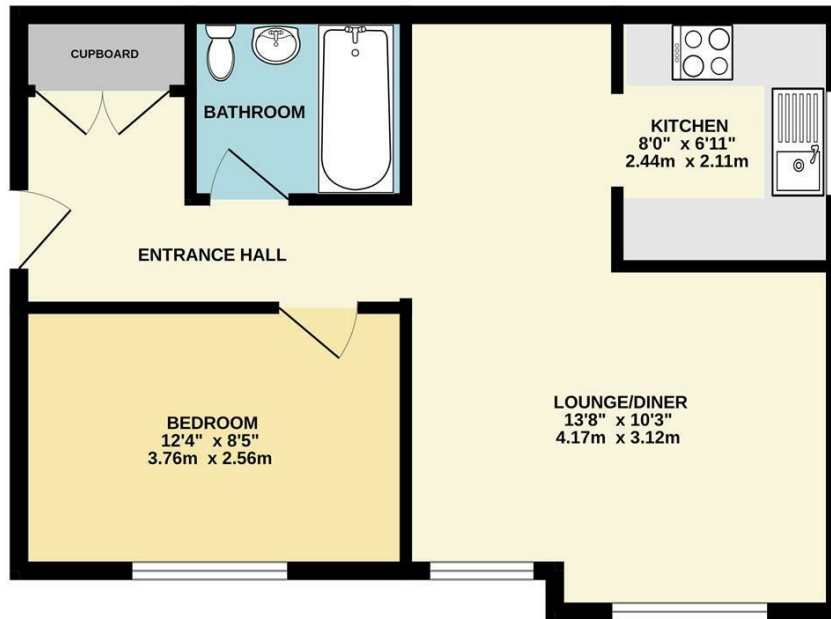
CHAIN FREE & 93 YEAR LEASEHOLD!

Discover this beautifully presented top-floor flat, ideal for first-time buyers and investors alike. Enjoy the convenience of your own private parking space, with additional guest parking available, and a communal area perfect for relaxing during the warmer months.

Nestled in a tranquil residential development, this property boasts an excellent location for commuters, with Grays station just 1 mile away providing frequent direct links to London. Numerous bus stops are also within a short walk, and easy access to major road networks ensures plenty of travel options for your convenience.

**tm**  
thomas marsh

Top Floor  
471 sq.ft. (43.8 sq.m.) approx.



epcsinessex  
TOTAL FLOOR AREA : 471 sq.ft. (43.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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