



Grays £250,000



89 Argent Street, Grays, Essex, RM17 6NZ

AN EXCELLENT TWO BEDROOM WATERSIDE APARTMENT SITUATED IN AN ENVIABLE LOCATION WITH SUPERB VIEWS OF THE RIVER AND ON TO LONDON WHICH OFFERS NO ONWARD CHAIN. EPC: C.

- ❖ COMMUNAL ENTRANCE HALL
- ❖ ENTRANCE HALL
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ BATHROOM
- ❖ VISITOR PARKING
- ❖ SUPERB LOCATION
- ❖ ENTRANCE PORCH
- ❖ LOUNGE WITH EXCELLENT RIVER VIEWS
- ❖ TWO BEDROOMS
- ❖ ALLOCATED PARKING FOR ONE CAR
- ❖ COMMUNAL GROUNDS
- ❖ NO ONWARD CHAIN

COMMUNAL ENTRANCE

Stairs to first floor.

ENTRANCE PORCH

Fitted carpet. Cupboard housing meter. Door to:

ENTRANCE HALL

Electric heater. Coving to ceiling. Fitted carpet. Power points. Cupboard housing hot water tank.

LOUNGE 15' 3" x 10' 4" (4.64m x 3.15m)

Double glazed window to side. Electric heater. Coving to ceiling. Fitted carpet. Power points. Double glazed French doors to Juliette balcony overlooking the Thames.

KITCHEN/BREAKFAST ROOM 12' 6" x 5' 9" (3.81m x 1.75m)

Double glazed window to rear. Vinyl flooring. Power points. Range of base and eye level units with complementary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiled splashbacks.



BEDROOM ONE 12' 0" x 9' 6" (3.65m x 2.89m)

Double glazed window to front with views. Electric heater. Fitted carpet. Power points.

BEDROOM TWO 11' 6" x 6' 9" (3.50m x 2.06m)

Double glazed window to front with views. Electric heater. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. Vinyl flooring. White suite comprising of panelled bath with electric shower over. Low flush WC. Pedestal wash hand basin with tiled splashback.

COMMUNAL GROUNDS

Variety of trees and shrubs.

ALLOCATED PARKING

Allocated parking for one car and visitor parking.

PROPERTY DETAILS

Tenure: Leasehold. 101 Years remaining: Ground rent: None paid.
Service/Maintenance charges: Current £595.71 half yearly. Thurrock Council Tax Band C. EPC: C.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Ground Floor

