



GRIFFIN
THE PROPERTY PEOPLE



£465,000* fees apply

Martello Close, Little Thurrock, Grays, RM17 6FL

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**** GATED DEVELOPMENT **** 18 HOUSES TO CHOOSE FROM (subject to availability) **** UNDERGROUND PARKING ****

Martello Close is a GATED DEVELOPMENT with 18, 4 Bedroom Townhouses, made up of SEMI DETACHED and DETACHED properties. The site is situated in the heart of Thurrock just off Dock Road in Little Thurrock and Ideally placed for local schools, access to the A13 London to Southend trunk road, and bus routes. On site there is parking for approximately 40 cars, which is underground and secured by electric gates.

Each property consists of en-suites, plus a further TWO bath/shower rooms, ground floor WC, four DOUBLE BEDROOMS, fitted kitchens with high gloss units and GRANITE work surfaces. You will also have a pick of FITTED CARPETS (samples on site) to choose from.

Call us today to book yourselves in to see the SHOW HOME, before they all get reserved!!!!

Entrance

Cloakroom

Kitchen

11'0 x 8'0 (3.35m x 2.44m)

Lounge

16'0 x 15'0 (4.88m x 4.57m)

First Floor Landing

Bedroom One

15'0 x 9'0 (4.57m x 2.74m)

En-Suite Shower Room

Bedroom Four

13'0 x 8'0 (3.96m x 2.44m)

Bathroom

Second Floor Landing

Bedroom Two

15'0 x 11'0 (4.57m x 3.35m)

Bedroom Three

15'0 x 9'0 (4.57m x 2.74m)

Shower Room

Rear Garden

Underground Secure Parking

Agents Note

i) The photos, measurements and the floor plan are that of the show home.

ii) In accordance with the Estate Agents Act 1979 I must advise that there is a disclosable personal interest on this property as the vendor is associated with a member of staff at Griffin Residential.

Agency information

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: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5. Referral Fees - Please note a referral fee of up to £240.00 including VAT per transaction could be received from any referred solicitor upon completion.

5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD (Our Official Removal Partner).

Continued...

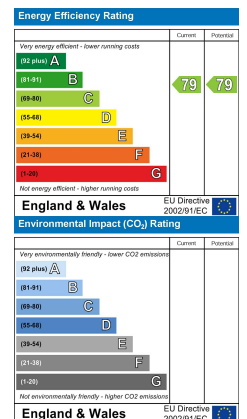
5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Buyers reservation fee information

Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered.

A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under certain conditions and at an agreed price. The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.



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