



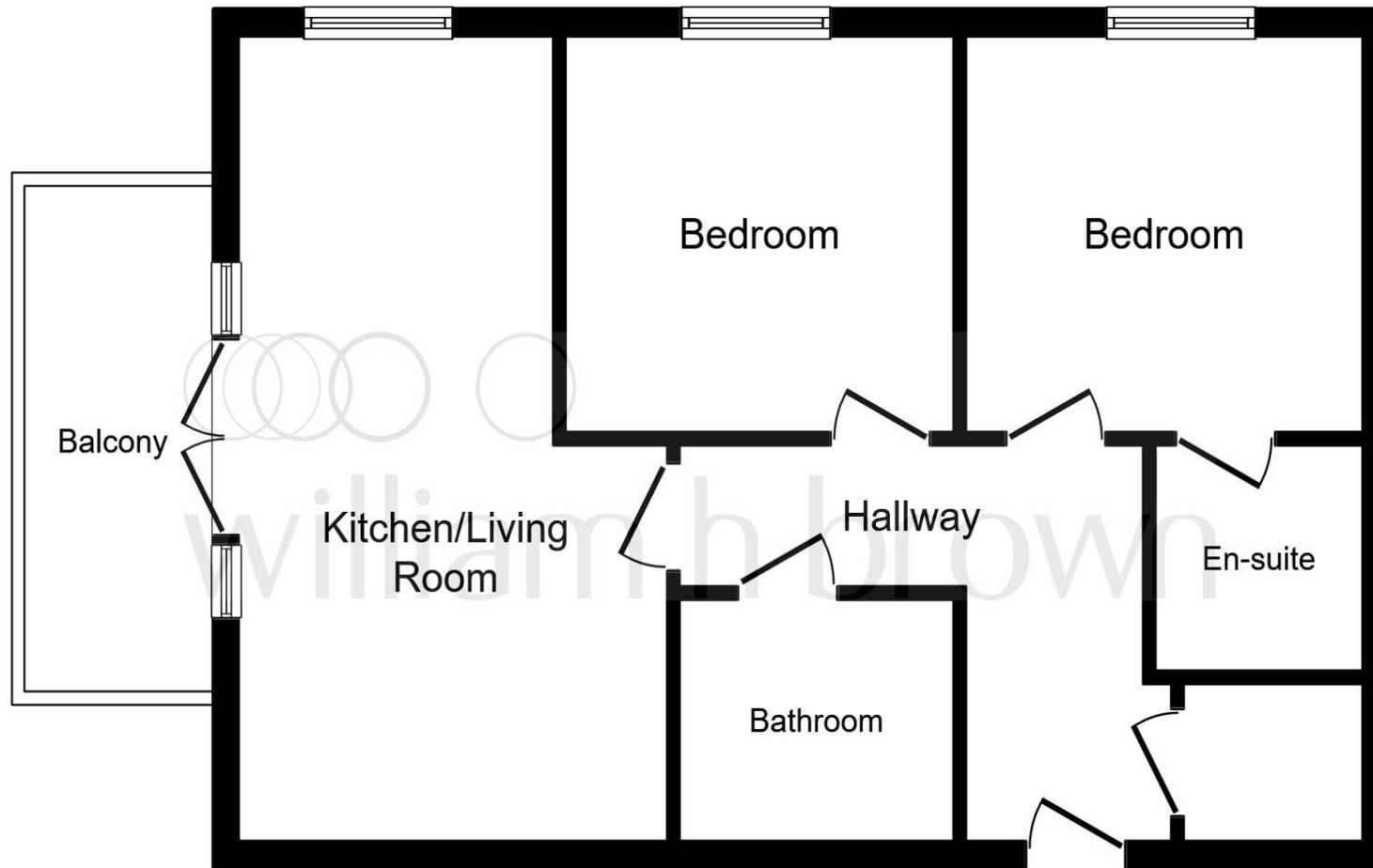
Malthouse Drive, Grays RM17 5FH

welcome to

Malthouse Drive, Grays

A stunning two double top floor apartment located within a 15 minute stroll of Grays town centre and C2C train station. This 2018 built property boasts two bathrooms and a sit on balcony, and is believed to be one of the first of this design to become available for re-sale. Keys are held





Floor Plan

Entrance Porch

Entrance Hall

Kitchen/diner

19' 7" x 13' 4" narrowing to 9' 8" (5.97m x 4.06m narrowing to 2.95m)

Bedroom One

9' 8" x 10' 5" (2.95m x 3.17m)

En Suite

Bedroom Two

10' 3" x 9' 7" (3.12m x 2.92m)

Bathroom

Allocated Parking Space

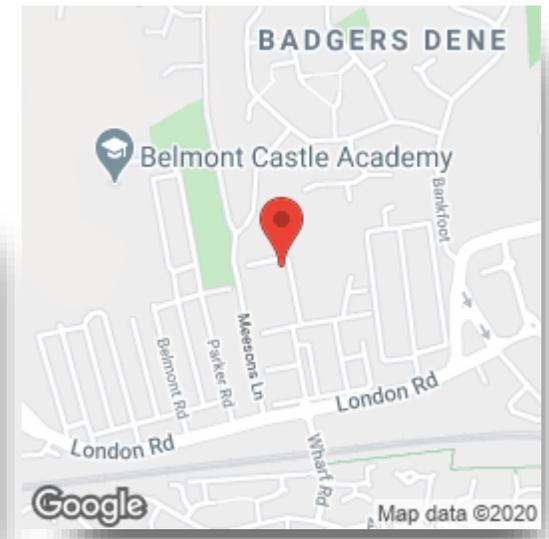
welcome to

Malthouse Drive, Grays

- TWO DOUBLE BEDROOMS
- CLOSE TO C2C MAIN LINE STATION
- ENSUITE TO MASTER BEDROOM
- TOP FLOOR APARTMENT
- OPEN PLAN LIVING

Tenure: Leasehold EPC Rating: B

£255,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
GRA101883 - 0002

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**
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