



Lewes Close, Grays

Offers Over £160,000



- A spacious and well presented one bedroom first floor flat
- 0.2 miles to Grays train station
- Close proximity to Grays town centre
- Modern fitted kitchen
- Lovely size lounge/diner
- Modern shower room
- Good size bedroom providing views of the River Thames
- Parking facilities



**Colubrid Estate Agents are pleased to welcome to the market this spacious and well presented one bedroom first floor flat ideally located just 0.2 miles from Grays train station and within close proximity to Grays town centre. Accommodation boasts an entrance hallway with secure intercom entry system, lovely size lounge/diner, modern fitted kitchen, modern shower room and good size bedroom providing views over the River Thames. Externally the property provides parking facilities.
GUIDE PRICE £160,000 - £180,000**

Enter the building via secure intercom entry. Storage cupboard.

Bedroom 12'4 x 9'9 max double glazed window. Wooden style flooring.

Shower room comprises larger than average shower, vanity wash hand basin and low level wc. part tiling to walls. Tiled flooring. Heated towel rail.

Lounge 14'1 x 10'1 two double glazed windows. Wooden style flooring.

Modern kitchen 10'9 x 5'0 high gloss wall and base mounted units with matching storage drawers. Wooden style worksurfaces housing sink drainer. Electric hob, electric oven, stainless steel extractor hood. Tiling to splash backs. Space for appliances. Wooden style flooring. Double glazed window.

Further Details:

Length of Lease: Approximately 71 years

Service Charge: £2,500 per annum including water.

Ground Rent: £100.00 per annum

Council Tax Band: A

Local Authority: Thurrock

The property also has two residents parking permits plus 1 visitor permit available.

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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Local Life

Grays is the largest town in the borough and authority of Thurrock in Essex. The town, on the north bank of the River Thames, is approximately 20 miles to the east of central London, and 2 miles east of the M25 motorway. The Town Centre offers an array of shops, indoor shopping centre, pubs and restaurants. Grays railway station is on the C2C line with direct links into Fenchurch Street via Upminster and Barking. Or if shopping is not ideal for you, then why not visit Grays Beach. A13 road links nearby giving easy access to London



Floor Plan



