

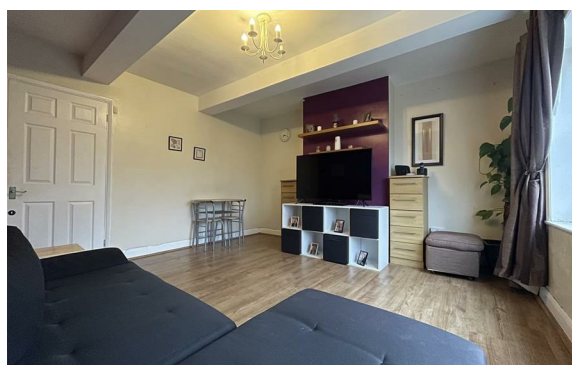


## Crammavill Street, Grays

Guide Price £175,000



- A fantastic size and well presented first floor apartment
- Entrance hallway with secure intercom entry system
- Lovely size lounge
- Good size balcony
- Modern kitchen
- Modern bathroom
- Two good size bedrooms
- Long lease of 139 years
- Located within easy reach of local amenities
- Sought after Stifford Clays location



**Colubrid Estate Agents are pleased to present to the market this fantastic size first floor apartment boasting excellent size living space throughout. Accommodation boasts an entrance hallway with secure intercom entry system, lovely size lounge, modern kitchen with a good size balcony, modern bathroom and two good size bedrooms. The property is located in the sought after location of Stifford Clays and is within easy reach of all local amenities. The property benefits from a long lease of approximately 139 years. GUIDE PRICE £165,000 - £200,000**

Enter the building via secure intercom entry.

Bedroom one 12'7 x 12'2 double glazed window.

Bedroom two 12'2 x 8'2 double glazed window.

Bathroom white panel bath fitted with shower and glass splash screen door. Wash hand basin and low level wc. Part tiling to walls. Tiled flooring. Obscure double glazed window.

Lounge 13'0 x 12'9 double glazed window. Wooden style flooring.

kitchen 14'3 x 6'8 access is given to personal balcony. White high gloss wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Gas hob, oven, space for other appliances. Storage cupboard. Tiling to splash backs. Tiled flooring.

Further Details:

Council Tax Band: A

Local Authority: Thurrock

Length of lease: Approximately 139 years remaining.

Annual Service Charge: £700.00

Annual Ground Rent: £200.00

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.





## 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

