



## Cramnavill 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.



#### THE SMALL PRINT:

Council Tax Band: A  
Local Authority: Thurrock  
Length of lease: Approximately 139 years remaining.  
Annual Service Charge: £700.00  
Annual Ground Rent: £200.00

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan



