



## Charlton Street, Grays

Guide Price £170,000



- A well presented and fantastic size one bedroom apartment
- Lovely size lounge
- Large bedroom
- Modern kitchen
- Modern shower room
- Large loft space
- Garage located to the rear of the property
- No service charge and a small ground rent of £95 per annum



**Colubrid Estate Agents are pleased to present to the market this well presented and fantastic size one bedroom first floor apartment. Accommodation boasts an entrance hallway, large landing, lovely size lounge, large bedrooms, modern kitchen, modern shower room and large loft space. Externally the property has a garage located to the rear of the property. This property benefits from no service charge and a ground rent of £95 per annum.**

**GUIDE PRICE £170,000-£180,000**

Enter the property via door to front.

Hallway gives access to property. Part boarded loft.

Kitchen 10'9 x 7'8 double glazed window. Range of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Neff oven, gas hob, integral fridge/freezer to remain. Tiled flooring.

Shower room comprises shower cubicle, wash hand basin and low level wc. Tiling to walls. Tiled flooring. Heated towel rail.

Bedroom 11'2 x 11'0 double glazed window.

Lounge 17'1 x 12'9 two double glazed windows. Coved ceiling.

Externally the property has a garage located to the rear of the property.

Further Details:

Council Tax Band: A

Local Authority: Thurrock

Ground Rent: £95.00 per annum

No Service Charge applicable

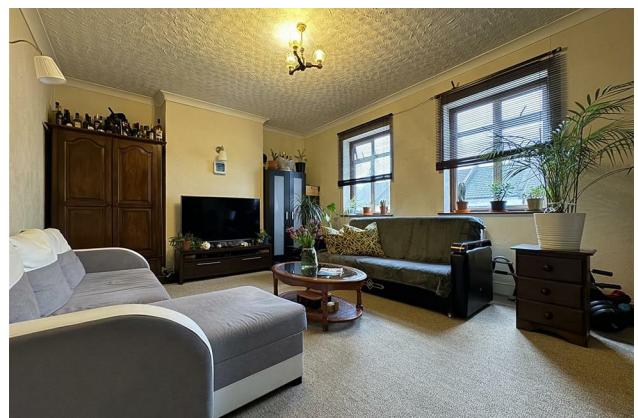
Length of lease: 89 years approximately

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.

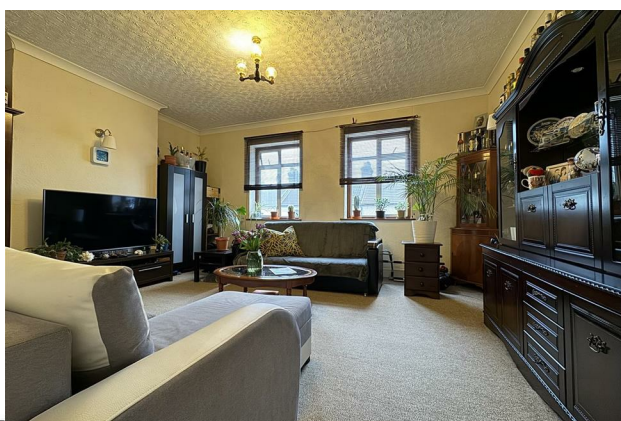
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



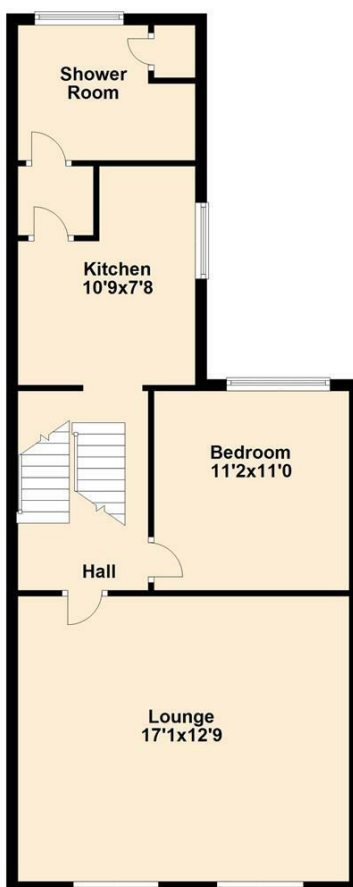
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# Local Life

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





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