



## Meridian Court, Thames Road, Grays

Guide Price £240,000



- An exceptional and fantastic size two bedroom top floor apartment
- Has its own roof terrace providing unbelievable views over the River Thames and a further two balconies
- Lovely size open plan lounge/kitchen with access to roof terrace and separate balcony
- Two good size bedrooms with a large balcony from bedroom two
- Modern family bathroom
- Allocated parking space with security bollard
- Lift access and secure intercom entry system
- Long lease of approximately 136 years remaining
- Excellent location for Grays town centre and train station



**Colubrid Estate Agents are delighted to welcome to the market this exceptional and fantastic size two bedroom top floor apartment which boasts unbelievable views over the River Thames from its own roof terrace and offers a further two balconies.**

**Accommodation boasts an entrance hallway with secure intercom entry system, lovely size open plan lounge/kitchen with access to a roof terrace and separate balcony with both providing glorious views over the River Thames, lovely size master bedroom, good size second bedroom with access to a large balcony and a modern bathroom. Externally the property has its own allocated parking space with security bollard. This property also benefits from a long lease of approximately 136 years remaining, lift access and being in an excellent location for Grays train station and town centre.**

**GUIDE PRICE: £240,000-£260,000**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level wc. Part tiling to walls.

Bedroom one 12'2 max x 9'2 double glazed window

Bedroom two 11'5 x 8'4 external door opens onto balcony

Open plan lounge/kitchen 18'4 x 11'5 access to balcony and stunning paved roof terrace offering far reaching views. Wooden style flooring, coved ceiling. Kitchen offers a range of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Electric hob, electric oven, stainless steel extractor hood. Continuation of wooden flooring.

The property also has allocated parking.

Further Details:

Length of lease: Approximately 136 years

Ground Rent: tbc

Service Charge: tbc

Council Tax Band: D

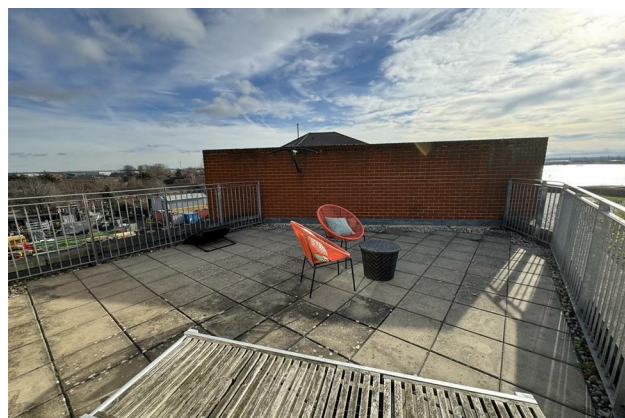
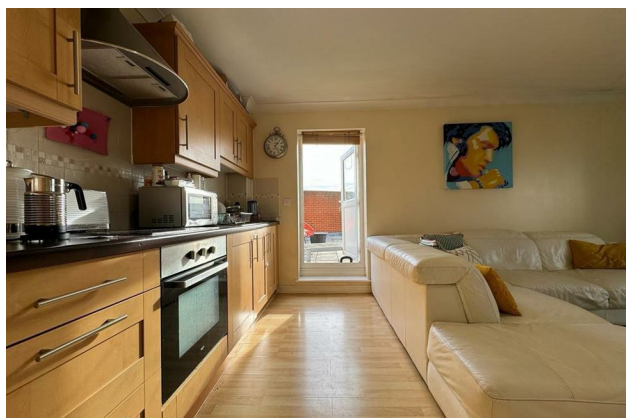
Local Authority: Thurrock

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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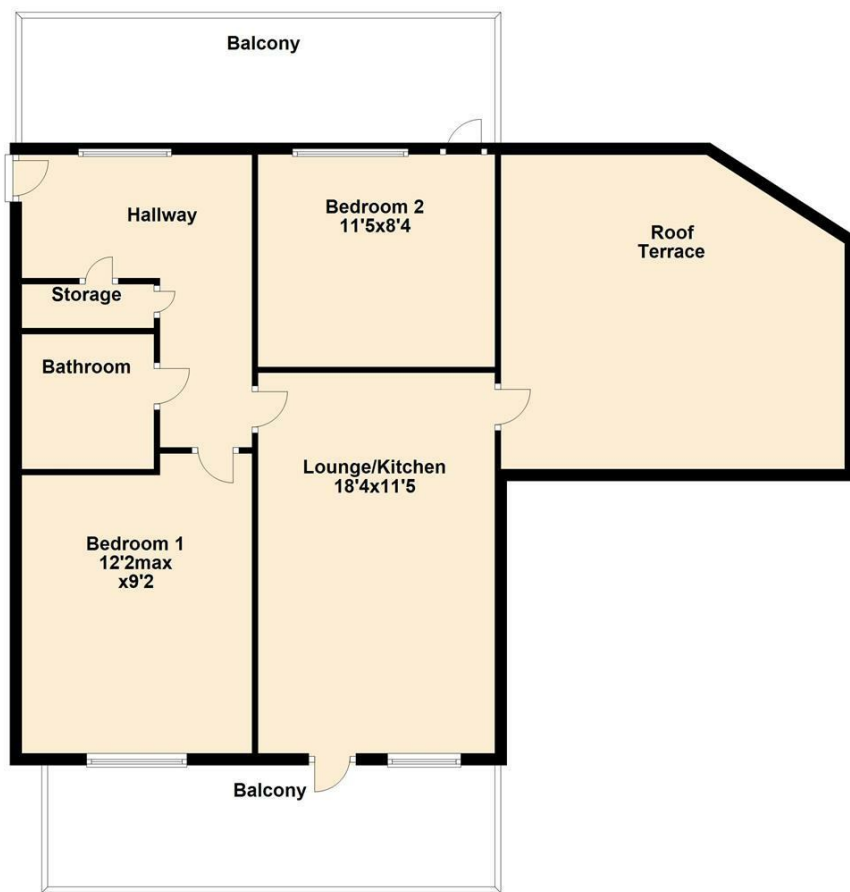


# Local Life

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 P





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