



Colliford Road, Grays

Guide Price £280,000



- A beautifully presented and fantastic size two bedroom ground floor apartment
- Constructed in 2019 by one of the UK's most reputable developers Bellway Homes
- Approximately five years NHBC new build warranty remaining
- Located on the always popular "Renovo" development within close proximity of Lakeside Shopping Centre, restaurants and amenities
- Inviting entrance hallway with secure video intercom entry system and utility cupboard
- Lovely size open plan lounge/kitchen/diner with its own patio balcony area
- Modern bathroom and en-suite shower room
- Two good size bedrooms
- Allocated parking and visitors parking facilities
- Long lease of approximately 995 years remaining



Colubrid Estate Agents are thrilled to present to the market this beautifully presented and fantastic size two bedroom ground floor apartment located within close proximity to Lakeside Shopping Centre, restaurants and local amenities. Constructed in 2019 by one of the UK's most reputable developers Bellway Homes this property is situated on the always popular "Renovo" development and benefits from approximately five years NHBC new build warranty remaining. Accommodation boasts an inviting entrance hallway with secure video intercom entry system and utility cupboard, lovely size open plan lounge/kitchen/diner with its own patio balcony, modern bathroom and two good size bedrooms with the master boasting an en-suite shower room. Externally the property has its own allocated parking space aswell as visitors parking facilities. This property also benefits from a lengthy lease of approximately 995 years remaining.

GUIDE PRICE £280,000 - £290,000.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard plus utility cupboard. Wooden style flooring throughout.

Main bedroom 11'9 x 10'7 double glazed window.

En-suite comprises, shower, wash hand basin and low level wc. Part tiling to walls. Heated towel rail.

Bedroom two 11'9 x 9'0 double glazed window.

Bathroom comprises panel bath fitted with shower and glass splash screen door. Wash hand basin and close coupled wc. Part tiling to walls. Heated towel rail.

Lounge/diner/kitchen 22'4 x 10'4 gives access to personal paved patio area.

Kitchen offers high gloss wall and base mounted units with matching pan size storage drawers. Worksurfaces housing sink drainer. Zanussi oven, electric hob, fridge/freezer and extractor hood to remain.

Further Details:

Length of lease: Approximately 995 years remaining.

Annual Service Charge: £1,570.00

Annual Ground Rent: £500.00 including building insurance

App for visitors parking

Allocated numbered parking space

Council Tax Band: C

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.



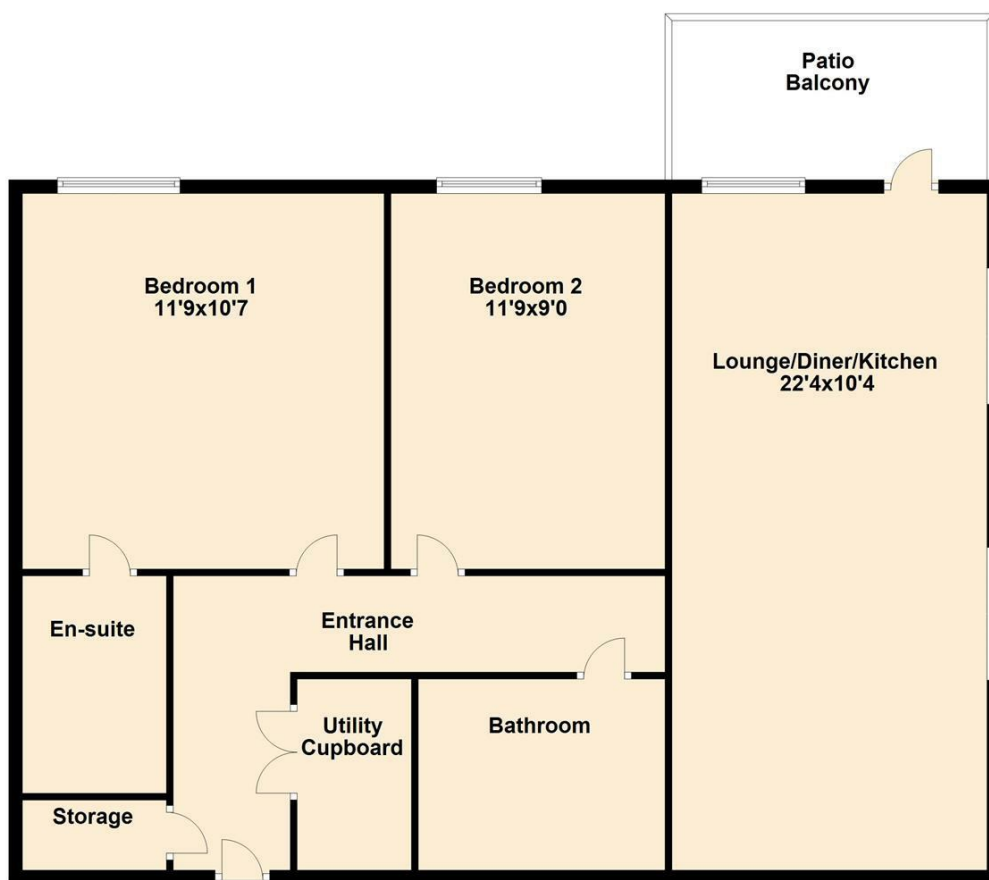
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Local Life

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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