



## Gower Place, Fleming Road, Chafford Hundred

Guide Price £250,000



- No onward chain
- A fantastic size two bedroom top floor apartment
- Lovely size lounge with Juliette balcony
- Modern kitchen and modern shower room
- Two good size bedrooms
- En-suite bathroom to the master bedroom
- Loft space
- Allocated covered parking space with electric gated entry
- Approximately 103 years remaining on the lease
- Commuters dream located just 0.1 miles from Chafford Hundred train station, close proximity to Lakeside Shopping Centre and good access to A13 and M25 road links



**GUIDE PRICE - £230,000 - £250,000**

**Nestled in the sought-after Gower Place on Fleming Road, Chafford Hundred, this charming two-bedroom top floor apartment is a gem waiting to be discovered.**

**As you step into the property, you are greeted by an entrance hallway with secure intercom entry system, delightful lounge area that opens up to a Juliette balcony, perfect for enjoying a morning cup of tea or unwinding after a long day. The kitchen is not only functional but also adds a touch of modern elegance to the space.**

**This apartment boasts two generously sized bedrooms, with the master bedroom featuring an en-suite bathroom for added convenience. The modern shower room caters to the needs of both residents and guests alike. There is also the added benefit of your own loft space.**

**Residents of this apartment benefit from access to a communal gym, ensuring that staying active is always convenient. The allocated covered car parking space, complete with electric gated entry, offers both security and ease of access. With approximately 103 years remaining on the lease, this property provides a secure investment for the future.**

**For commuters, this location is a dream come true, being a mere 0.1 miles from Chafford Hundred train station. Additionally, the proximity to Lakeside Shopping Centre and easy access to the A13 and M25 make this property ideal for those who value both convenience and leisure.**

**Don't miss out on the opportunity to make this fantastic apartment your new home. Book a viewing today and step into a lifestyle of comfort, convenience, and modern living.**

Enter the building via secure intercom entry system.

Entrance hall gives access to all rooms. Storage cupboard. Loft hatch.

Shower room comprises, shower cubicle, wash hand basin and low level WC. Part tiling to walls.

Bedroom one 16'8 max x 9'6 double glazed window.

En-suite bathroom comprises white panel bath, low level wc and wash hand basin. Part tiling to walls. Obscure double glazed window.

Lounge 21'5 x 10'2 max. Juliette style balcony. Smooth ceiling.

Open plan kitchen 8'6 x 7'9 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Space for other appliances. Double glazed window.

The property also has allocated numbered parking space accessed via electric gates.

Further Details:

Length of lease: Approximately 103 years.

Annual Service Charge: £1,500

Annual Ground Rent: £125.00

Access to Gym

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.

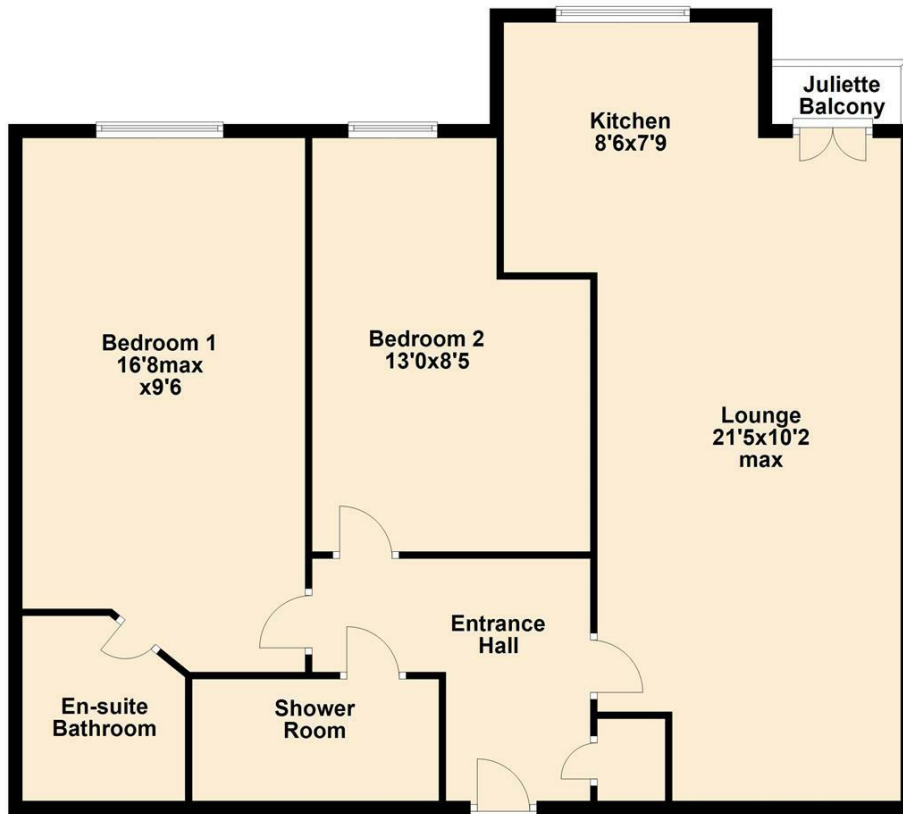


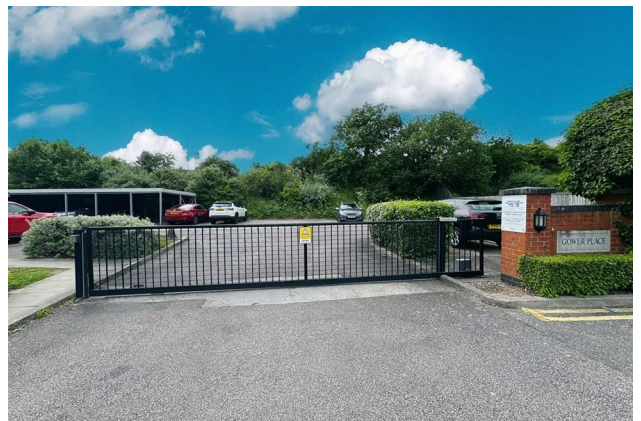
# Local Life

Chafford Hundred is an area in the Borough of Thurrock in the ceremonial county of Essex. Chafford Hundred is north-west of Grays. Its railway station serves the area on the western side of the area Lakeside Shopping Centre is in West Thurrock. Easy access to A13/M25 road links.



Floor Plan





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