



Anchor Court, Argent Street, Grays

Offers Over £270,000



- A well presented and fantastic size two bedroom apartment situated in a sought after gated complex
- A few minutes walk to the railway station which is within the extended oyster card zone, approximately 30 minutes to central London and easy access to Lakeside Shopping Centre
- Balcony providing glorious views over the Thames and accessed from both the lounge and master bedroom
- Lovely size lounge/kitchen/diner
- two good size bedrooms plus en-suite shower room to master bedroom
- Modern family bathroom
- Inviting entrance hallway with secure intercom entry system
- Covered allocated parking space with electric fob gated access
- Long lease remaining of approximately 107 years
- Located 0.2 miles from Grays train station and close proximity to town centre and easy access to River Walks



Nestled in the heart of Grays in Anchor Court, Argent Street, this charming flat offers a delightful living space for those seeking comfort and style. As you step into this well-presented property, you are greeted by a spacious open plan lounge, kitchen, and diner - perfect for entertaining guests or relaxing after a long day.

Boasting two bedrooms, this apartment provides ample space for a small family, guests, or even a home office. The master bedroom features an en-suite shower room, adding a touch of luxury to your everyday routine. Additionally, the modern family bathroom ensures convenience for all residents and visitors.

One of the highlights of this property is the large balcony, accessible from both the lounge and master bedroom. Imagine sipping your morning coffee while enjoying glorious views over the Thames or gazing out at the lush greensward nearby. The tranquillity and beauty of the surroundings make this flat a true gem.

Furthermore, the covered allocated parking space with remote electric gated access offers security and convenience, ensuring your vehicle is safe at all times. With a long lease remaining of approximately 107 years, this property provides a sense of stability and longevity for its new owners.

In addition to this, this property is perfectly located a short distance from Grays town centre and all its amenities and just 0.2 miles from the train station, a commuter dream!

Don't miss out on the opportunity to make this fantastic two bedroom apartment your new home. Book a viewing today and experience the charm and comfort that this flat on Argent Street has to offer.

Enter the building via secure intercom entry. Storage cupboard. Access to loft. Lift service to all floors.

Bedroom one 13'8 max x 10'5 door to balcony. Fitted wardrobes.

En-suite comprises shower, vanity wash hand basin and low level WC. Heated towel rail.

Bedroom two 11'2 x 8'5 double glazed window.

Bathroom comprises white panel bath, wash hand basin and low level WC. Heated towel rail. Part tiling to walls.

Open plan lounge/diner/kitchen 24'9 x 13'0 double glazed windows. French double glazed doors with Juliette style balcony.

Kitchen offers high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, electric hob, fridge/freezer and extractor hood to remain. Space for other appliances.

The balcony can be accessed via the main bedroom and lounge.

Further Details:

Allocated covered parking space - numbered

Storage shed with light

Annual Ground Rent: £200.00

Monthly Service Charge: £160.00

Length of Lease: Approximately 107 years

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

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



