



Draper Close, Grays

£240,000



- No onward chain
- A well presented and fantastic size two bedroom first floor apartment
- Lovely size lounge with Juliette balcony
- Modern kitchen
- Modern bathroom
- Two good size bedrooms
- Modern en-suite shower room
- Lift access and secure intercom entry system
- Long lease remaining of approximately 114 years
- Parking facilities and childrens play area



Nestled in the charming Draper Close, Grays, this delightful first-floor apartment is a gem waiting to be discovered. Boasting a spacious lounge with a Juliette balcony, a modern kitchen, and not one but two bathrooms including a sleek en-suite shower room, this property offers comfort and convenience in equal measure.

With two generously sized bedrooms, this apartment is perfect for a small family or those looking for a bit of extra space. The secure intercom entry provides peace of mind, while the lift access adds a touch of luxury to everyday living.

One of the standout features of this property is the long lease remaining, offering approximately 114 years of worry-free living. And with no onward chain, the path to making this apartment your own is clear and hassle-free.

Outside, residents can enjoy parking facilities and a children's play area, making it an ideal setting for families. Whether you're looking for a new home or a savvy investment opportunity, this well-presented flat ticks all the boxes. Don't miss out on the chance to make this wonderful property your own slice of paradise in Grays.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms.

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

Bedroom one 13'9 x 8'4 double glazed window.

En-suite comprises, shower, wash hand basin and low level WC. Heated towel rail. Tiling to splash back areas.

Bedroom two 13'2 x 7'3 double glazed window. Storage cupboard.

Lounge 15'9 x 10'9 external door opens onto Juliette style balcony.

Open plan kitchen 10'9 x 6'0 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Zanussi oven, electric hob and extractor hood to remain. Space for other appliances.

Further Details:

Permit parking available

Child's play area to front.

Lift service to all floors

Length of lease: Approximately 114 years remaining

Annual Service Charge: Approximately £1,400

Ground Rent: £127.00 paid 6 monthly

Glow Worm Combination boiler

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.

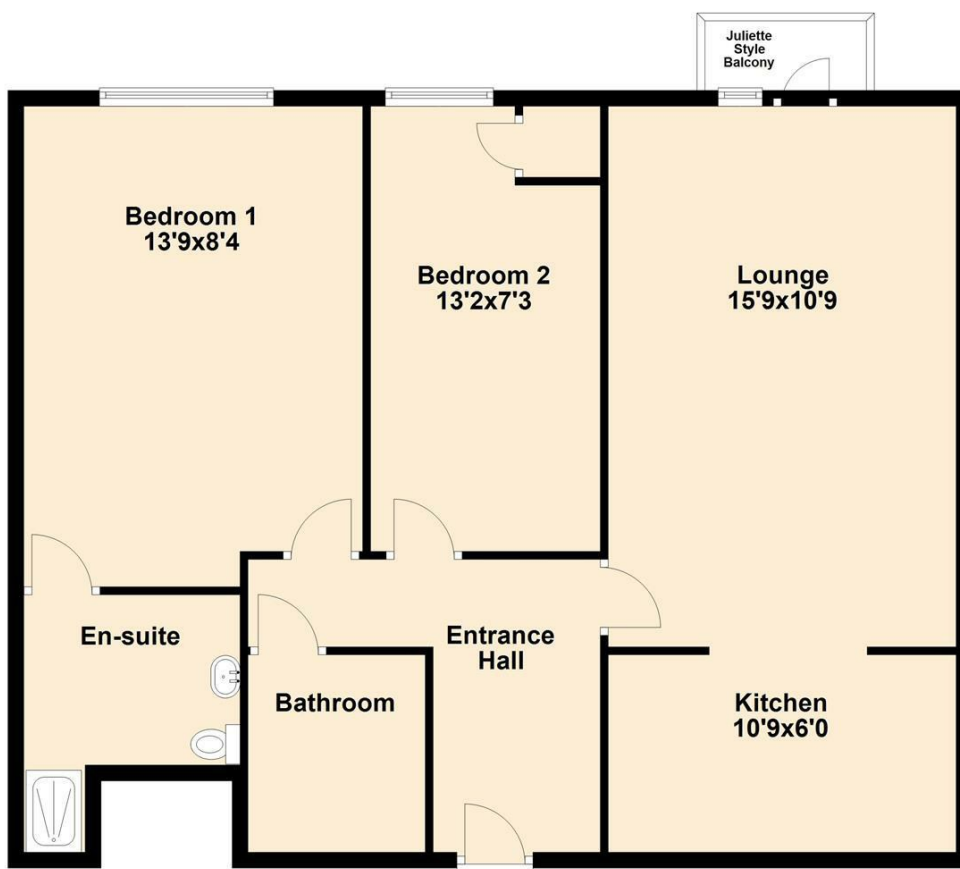


Local Life

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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