



## Oakley Close, Grays

£175,000



- A good size one bedroom ground floor flat
- Excellent location for Lakeside Shopping Centre and Thurrock retail parks
- Approximately 0.7 miles from Chafford Hundred train station
- Long lease remaining having been extended to approximately 153 years
- Being sold with the option of a sitting tenant or with the option of no onward chain for first time buyers
- Lovely size lounge
- Kitchen
- Shower room
- Good size bedroom
- Parking facilities



**Nestled in the charming Oakley Close, Grays, this delightful one-bedroom ground floor flat is a gem waiting to be discovered. The property boasts a spacious lounge/diner, a cosy bedroom, a well-equipped kitchen, and a neat bathroom - perfect for a comfortable living experience.**

**Whether you're an astute investor looking for a property with a sitting tenant or a first-time buyer eager to step onto the property ladder without any onward chain, this flat offers flexibility to suit your needs. The entrance hallway features a secure intercom entry system, ensuring peace of mind for residents.**

**With an impressive lease length of 153 years remaining, this property offers long-term security and peace of mind. Additionally, the convenience of parking facilities adds to the appeal of this charming flat, making everyday life a breeze.**

**Don't miss out on the opportunity to own this well-presented flat in a sought-after location. Book a viewing today and envision the possibilities that this property holds for you.**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms.

Lounge 14'1 x 10'1 double glazed window.

Kitchen 10'9 x 6'8 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.

Bathroom comprises panel bath fitted with Triton shower. Wash hand basin and low level WC.

Bedroom 12'4 x 10'3 two double glazed windows.

Further Details:

Length of extended lease: Approximately 153 years remaining

Annual Ground Rent: £160.00

Monthly Service Charge: £110.00 approximately

Council Tax Band: B

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.

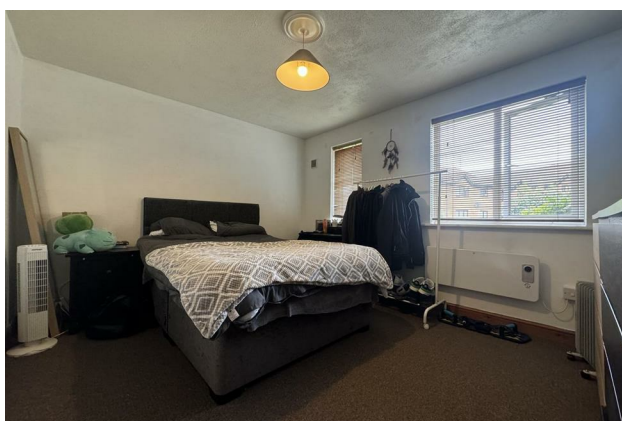
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





## 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

