



## Dovestone Close, Grays

Offers Over £300,000



- A beautifully presented and fantastic size two bedroom first floor apartment
- Constructed in 2021 by one of the UKs most reputable developers Bellway Homes
- Long lease remaining of over 995 years and approximately six years NHBC new build warranty remaining
- Located on the always popular "Renovo" development within close proximity of Lakeside Shopping centre, restaurants and amenities
- 0.6 miles from Chafford Hundred train station
- Lovely size open plan lounge/kitchen/diner with its own balcony
- Stunning bathroom and en-suite shower room
- Two good size bedrooms
- Allocated parking and visitors parking facilities
- Secure video intercom entry system, communal bike shed with fob entry and plenty of green spaces



Nestled in the sought-after Dovestone Close, Grays, this stunning two-bedroom first-floor flat is a gem waiting to be discovered. Boasting a spacious layout, this apartment is a testament to modern living at its finest.

As you step inside, you are greeted by a beautifully presented living space that exudes elegance. The open plan lounge/kitchen/diner is perfect for entertaining guests or simply relaxing after a long day. Step out onto your own balcony and enjoy a cup of tea while taking in the surroundings.

The property features two generously sized bedrooms, with the master bedroom benefitting from an en-suite shower room for added convenience. The stunning bathroom is a sanctuary in itself, offering a tranquil space to unwind and rejuvenate.

Constructed in 2021 by the esteemed Bellway Homes, this flat comes with approximately six years remaining on the NHBC new build warranty, providing peace of mind to the new owner. The "Renovo" development is a popular choice, offering proximity to Lakeside Shopping Centre, restaurants, amenities, and the convenience of being just 0.6 miles from Chafford Hundred train station.

Parking is a breeze with allocated parking and visitors parking available. The property also boasts plenty of green spaces, a secure video intercom entry system, and a communal bike shed with fob entry. With a lease remaining of over 995 years, this flat is not only a home but an investment in a lifestyle of comfort and convenience.

When the current owners purchase this apartment brand new they had a choice of many plots available. The reason they chose this specific plot is due to the location being at the end of the block and the windows in the lounge/kitchen/diner which bring an abundance of natural light into the property, a benefit that many of the other plots didn't provide.

Don't miss out on the opportunity to make this exquisite flat your own. Book a viewing today and step into a world of modern luxury and convenience.

Enter the building via secure intercom entry.

Spacious entrance hall gives access to all rooms. Storage cupboard. Utility cupboard.

Bedroom one 12'0 x 10'7 double glazed window.

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

Bedroom two 11'9 x 9'8 double glazed window.

Bathroom comprises white panel bath, wash hand basin and low level WC. Heated towel rail. LED de-misting vanity mirror to remain.

Part tiling to walls.

Lounge/diner/kitchen 22'6 x 10'4 door opens onto balcony 9'5 x 5'0 dual aspect double glazed windows.

Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Breakfast bar seating area. Zanussi oven, electric four ringed hob and extractor hood to remain.

Further Details:

Length of lease: 996 years remaining

NHBC certificate remaining

Annual Service Charge: £1,570.00

Ground Rent: tbc

Bike storage room with fob access

Visitors parking plus allocated parking

Built 2021

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.

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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.



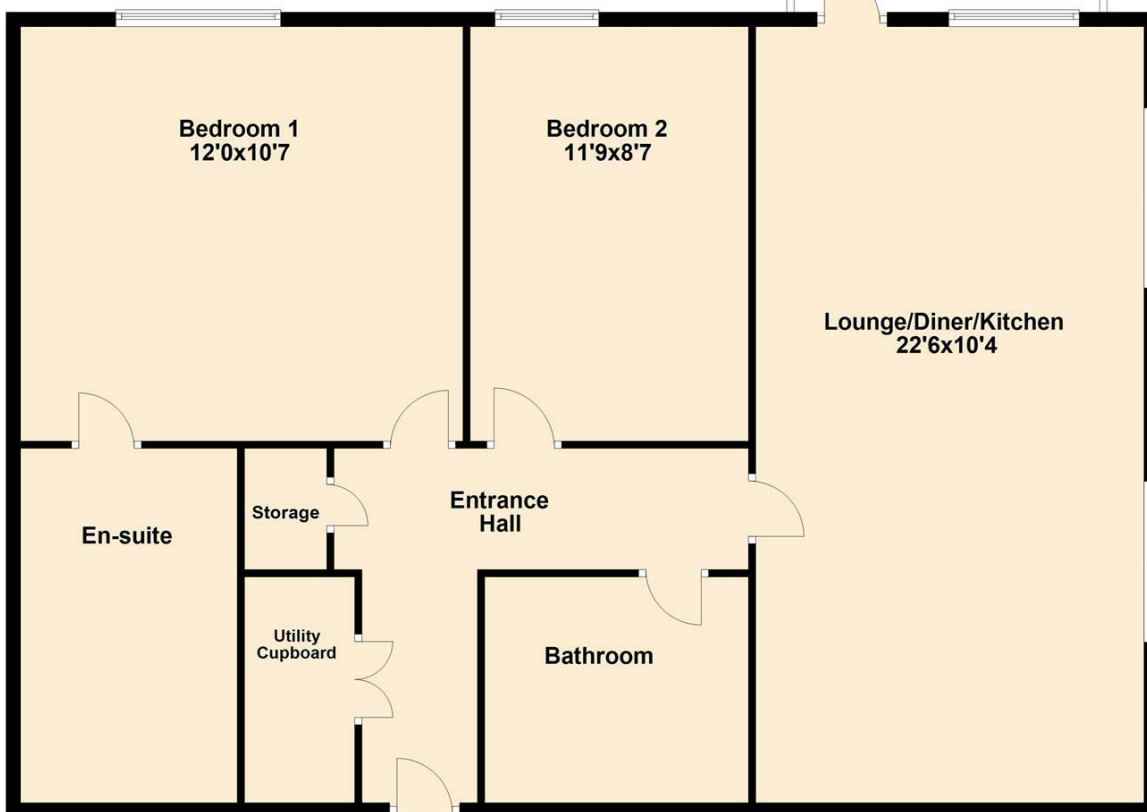
# Local Life

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

Balcony  
9'5x5'0





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