



Malthouse Drive, Grays

Offers Over £260,000



- Well presented spacious flat
- Found in popular residential area, ideal for first time buyers
- Lovely size open plan lounge/ kitchen/diner with access to balcony
- Main bedroom has en-suite shower room
- Both bedrooms are double rooms
- Three piece bathroom
- Approximate 994 year lease remaining
- Allocated numbered parking space
- Visitor parking bays



Situated in the charming Malthouse Drive, Grays, is this delightful two flat. Offering a modern and well-presented interior that is sure to impress. With an an open plan lounge/diner/kitchen, two double bedrooms, and two bathrooms, this property offers comfortable living spaces perfect for individuals or small families.

Upon entering, you are greeted by an inviting entrance hall that leads to a family three-piece bathroom and two double bedrooms. The main bedroom features an en-suite shower room, providing a touch of luxury and convenience.

The highlight of this apartment is the open plan lounge/diner/kitchen area, creating a spacious and sociable environment for entertaining guests or relaxing after a long day. Step outside onto the balcony and enjoy a breath of fresh air while taking in the views.

Parking is made easy with an allocated parking space plus visitor parking bays available, ensuring convenience for residents and guests alike. Additionally, with approximately 994 years remaining on the lease, you can enjoy peace of mind and long-term security in this wonderful property.

Don't miss out on the opportunity to own this fantastic two-bedroom apartment in Grays. Book a viewing today and envision the possibilities of making this place your new home sweet home.

Enter the building via secure intercom entry.

Impressive entrance hall gives access to all rooms. Two storage cupboards.

Three piece bathroom comprises bath fitted with shower/mixer tap and glass splash screen door. Wash hand basin and low level WC. Obscure double glazed window. Tiling to walls. Tiled flooring.

Main bedroom 10'7 x 9'8 double glazed window.

En-suite comprises shower. Wash hand basin and low level WC. Tiling to walls. Tiled flooring.

Bedroom two is also a double room 10'4 x 9'8 double glazed window.

Open plan lounge/diner/kitchen 20'9 x 11'5 max. French double glazed doors open onto balcony 11'5 x 5'0. Double glazed window. Spacious kitchen/diner offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob, oven, extractor hood to remain. Space for other appliances. Tiling to splash backs. Wooden style flooring.

Further Details:

Approximate length of lease: 994 years remaining.

Approximate Service Charge: £107.00 per month.

Approximate Ground Rent: £230.00 per annum.

Allocated numbered parking space plus visitor parking bays available

Council Tax Band: C

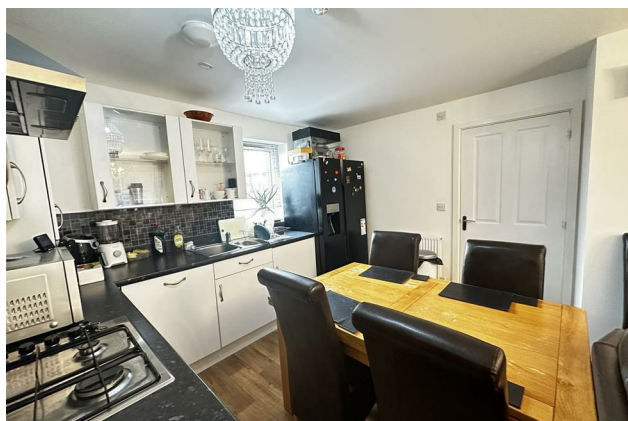
Local Authority: Thurrock

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.

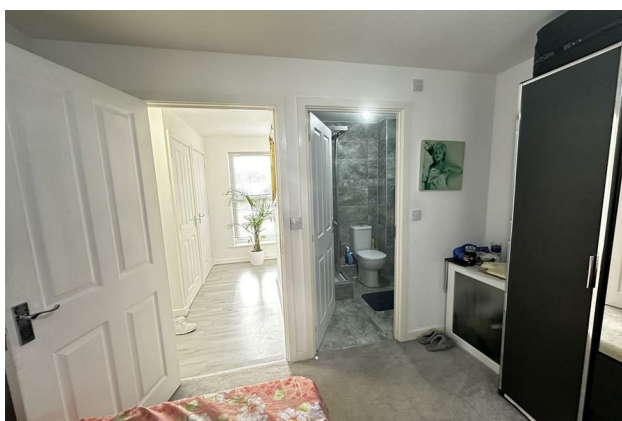
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

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.

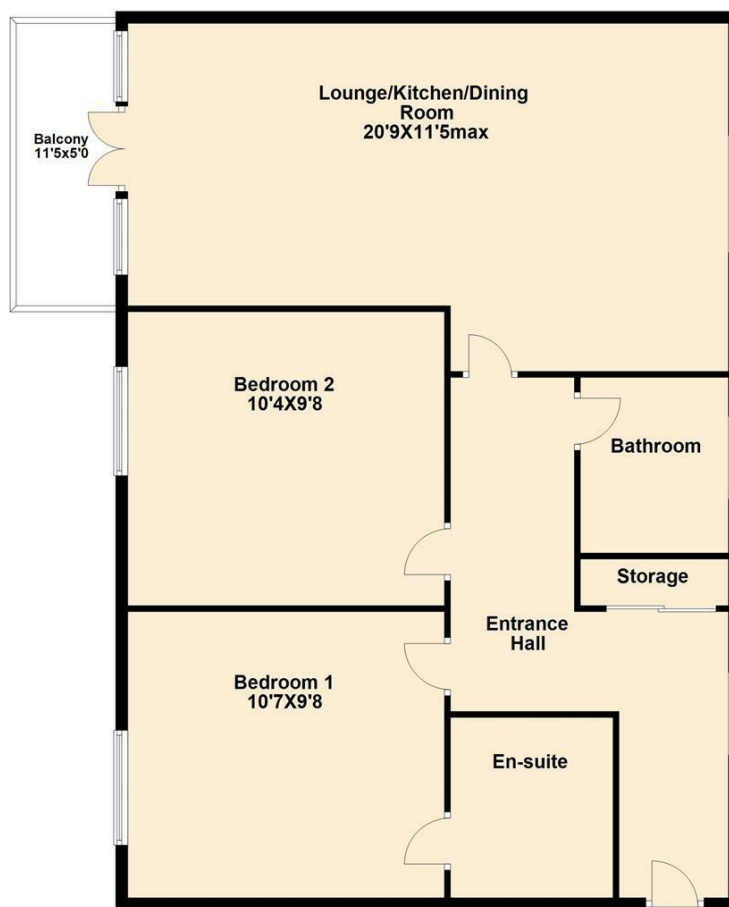


Local Life

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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