



Cresco House, Colliford Road

£300,000



- Larger than average two bedroom top floor corner flat
- Large living space
- Immaculately presented throughout
- Approximate 120 year lease remaining
- Fantastic communal space
- Ideal location for Lakeside Shopping Centre, 0.5 miles to Chafford Hundred railway station
- Allocated parking space
- Lift service and secure intercom entry
- Entrance hall, two bedrooms, en-suite to main bedroom, bathroom and open plan lounge/diner/kitchen with balcony



Located on Colliford Road in the charming Cresco House, West Thurrock, Grays, is this immaculately presented spacious two-bedroom flat.

Upon entering, you are greeted by an inviting entrance hall that leads to a spacious open plan lounge/diner/kitchen area, perfect for entertaining guests or relaxing after a long day. The property boasts not just one, but two bathrooms - an en-suite shower room in the main bedroom and a three-piece bathroom for added convenience.

One of the highlights of this flat is the stunning balcony that offers picturesque views, providing a perfect spot to enjoy your morning coffee or unwind in the evening. The fantastic communal spaces and lift service to all floors add to the appeal of this residence, making everyday living a breeze.

Situated within a mere 0.5 miles of Chafford Hundred railway station, commuting is made easy for residents. Additionally, being in close proximity to the renowned Lakeside Shopping Centre, you'll have access to a plethora of shops, restaurants, and entertainment options right at your doorstep.

With an allocated parking space and approximately 120 years remaining on the lease, this property is not only an ideal first-time purchase but also a lucrative investment opportunity. Don't miss out on the chance to make this charming flat your new home sweet home.

Enter the building via secure intercom entry. Fantastic communal area and lift service to all floors.

Impressive entrance hall gives access to all rooms.

Bedroom one 11'11 x 10'8 double glazed window.

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

Bedroom two 11'11 x 9'0 double glazed window.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls. Heated towel rail.

Amazing size open plan lounge/diner/kitchen 29'7 x 10'5 triple double glazed windows. Door opens onto balcony. Wooden style flooring.

Kitchen offers high gloss wall and base mounted units with matching pan size storage drawers and under unit lighting. Work surfaces with upstands housing sink drainer. Hob and encased oven to remain. Continuation of flooring.

The property also has allocated parking space.

Further Details:

Length of Lease: Approximate 120 year lease remaining.

Service Charge: tbc

Maintenance Charge: tbc

Top floor flat

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.



