

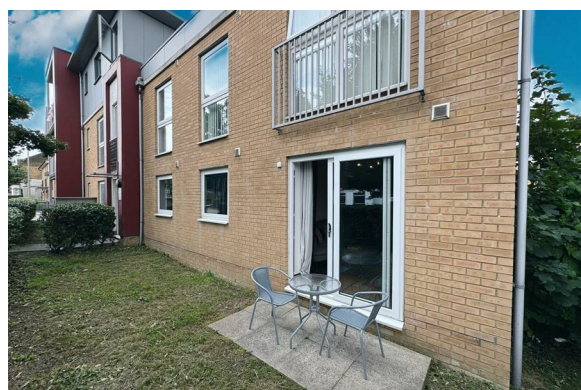


## Saxton Close, Grays

Guide Price £260,000



- A beautifully presented and fantastic size ground floor apartment with direct access onto your own private patio
- Constructed in 2013 by the reputable Weston Homes with a long lease of approximately 112 years remaining
- A wonderful size open plan lounge/kitchen/diner
- En-suite shower room, separate family bathroom for added convenience
- A wonderful sized, modern open plan lounge/diner/kitchen provides ample space for living and dining
- Two generously sized double bedrooms
- Beautiful en-suite shower room to the master bedroom plus built in wardrobe
- Covered allocated covered parking space
- Access to a communal roof terrace ideal with stunning views, intercom entry system, secure communal bike shed
- 0.3 miles from Grays train station and close to town centre with all local amenities



## GUIDE PRICE £250,000-£270,000

Welcome to Saxton Close, Grays - a charming location for this stunning two-bedroom GROUND FLOOR apartment. This beautifully presented property, constructed in 2013 by the reputable Weston Homes, offers a fantastic living space with a long lease of approximately 112 years.

As you step into the inviting entrance hallway, you are greeted by a secure intercom entry system ensuring your peace of mind. The open plan lounge/kitchen/diner is not only spacious but also leads to your very own patio seating area, perfect for enjoying a morning coffee.

The apartment features a stunning family bathroom and two good-sized bedrooms, with the master bedroom boasting a beautiful en-suite shower room for added convenience. Additionally, the covered allocated parking space provides ease and security for your vehicle.

For those wanting more outdoor space or if you have young children this property also benefits from a communal roof terrace ideal for sunbathing or enjoying play time with children with glorious views on offer too.

Conveniently situated just 0.3 miles from Grays train station, commuting is a breeze, making this property ideal for professionals or those who enjoy exploring the city. The close proximity to the town centre means you have all local amenities within reach, from shops to restaurants, enhancing your day-to-day living experience.

Don't miss out on the opportunity to make this lovely flat your new home. Book a viewing today and envision the lifestyle that awaits you at Saxton Close!

Enter the building via secure intercom entry.

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

Bedroom one 14'8 max x 9'5 double glazed window. Fitted wardrobe.

En-suite comprises larger than average shower fitted with "Rainfall" style shower. Wash hand basin and low level WC. Part tiling to walls. Heated towel rail.

Bedroom two 12'1 x 8'7 double glazed window.

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

Open plan lounge/diner/kitchen 23'0 x 10'7 patio sliding doors give direct access onto patio seating area.

Modern kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Zanussi built in oven, electric hob, extractor hood, Integrated Baumatic washer/dryer and fridge/freezer to remain.

Access is given to communal roof terrace

Covered allocated parking space

Further Details:

Council Tax: C

Local Authority: Thurrock

Ground Rent: £150.00 paid 6 monthly

Annual Service Charge £1,500 approximately

Length of lease: Approximately 112 years remaining

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.

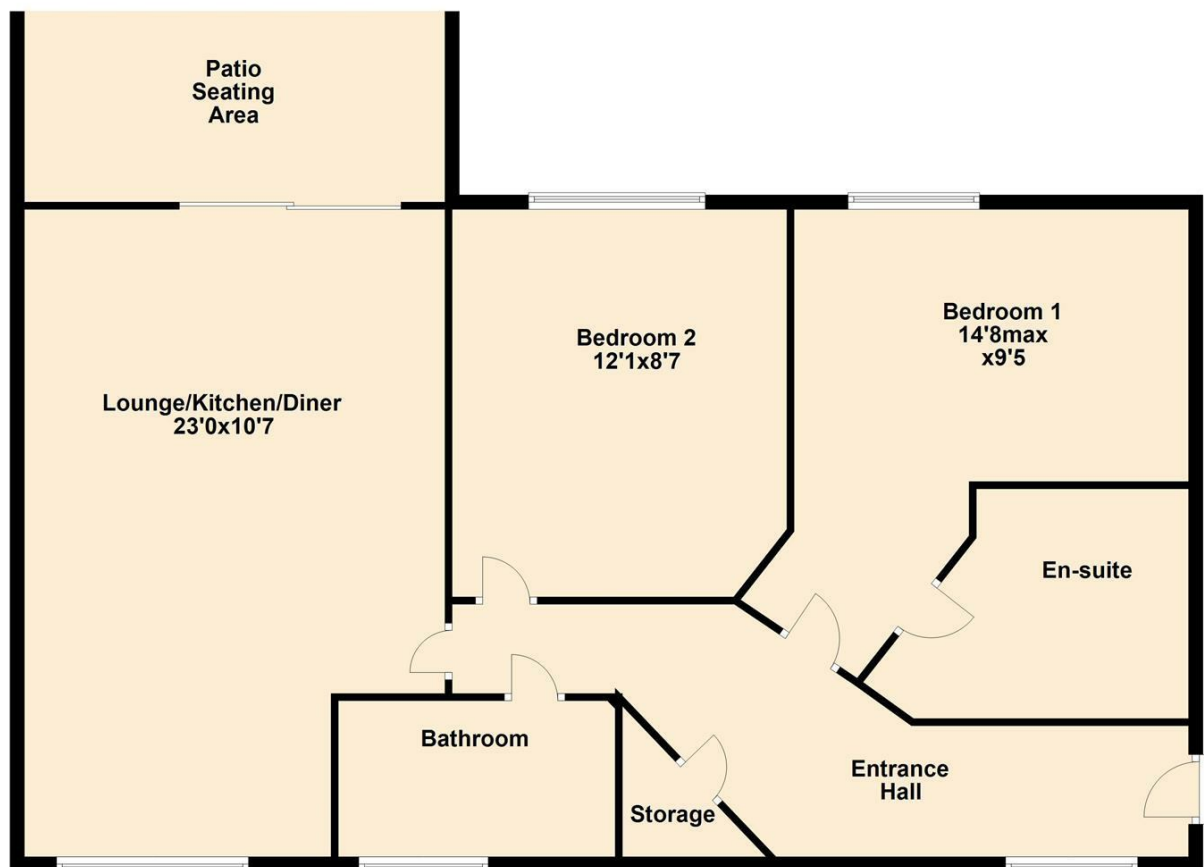


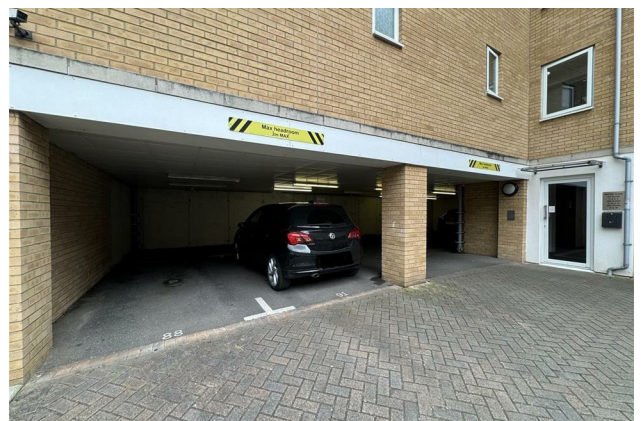
## Local Life

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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