



Carrowmore Close, West Thurrock, Grays

Offers Over £235,000



- Well presented one bedroom apartment offered for sale with approximate 995 year lease remaining
- Lift access to all floors
- Close to Lake, ideal for walks and relaxation
- Smallest block of apartments on the development
- Allocated parking and communal bike storage with fob entry
- Secure intercom entry
- Entrance hall, double bedroom, open plan lounge/kitchen
- Three piece bathroom
- Constructed in 2020 by the reputable Bellway Homes, NHBC certificate remaining
- Excellent location for Lakeside Shopping Centre, 0.5 miles to Chafford Hundred train station and within easy access to A13/M25 road links



Located within the desirable Carrowmore Close, West Thurrock, this well-presented one-bedroom apartment offers a perfect blend of modern living and convenience. Built by Bellway Homes in 2020, the property boasts a remarkable 995 years remaining on its lease, ensuring long-term security for its future owner.

Upon entering, you are greeted by a secure intercom entry system leading to a welcoming entrance hall. The apartment features a spacious double bedroom, providing a comfortable retreat. The bathroom is well-appointed, catering to all your needs. The heart of the home is the open-plan lounge and kitchen area, which is designed for both relaxation and entertaining. This space flows seamlessly onto a private balcony, perfect for enjoying a morning coffee or evening sunset.

The apartment is situated within a smaller block, enhancing the sense of community while still offering privacy. Residents will appreciate the lift service to all floors, making accessibility a breeze. Additionally, the property includes allocated parking and a communal bike shed with fob entry, catering to those who enjoy cycling or require extra storage.

Location is key, and this apartment does not disappoint. It is conveniently close to the bustling Lakeside Shopping Centre, providing a wealth of shopping and dining options. Excellent transport links are also at your doorstep, with the A13 and M25 roadways easily accessible, as well as Chalford Hundred railway station nearby, making commuting straightforward.

This charming flat is an ideal opportunity for first-time buyers or investors looking for a modern, low-maintenance property in a prime location. Don't miss your chance to make this delightful apartment your

Enter the building via secure intercom entry. Lift and stairs to all floors.

Entrance hall gives access to all rooms.

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.

Bedroom 15'2 x 11'1max. Double glazed window.

Open plan lounge/diner/kitchen 25'6 x 11'10 access is given to balcony with far reaching views. Wooden style flooring.

Kitchen offers a range of high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob, oven and extractor fan to remain. Continuation of flooring.

Further Details:

Council Tax Band: B

Local Authority: Thurrock

Annual Ground Rent: Approximately £450.00 includes Building Insurance.

Service Charge: Approximately £1,170.00

Allocated parking space. Communal bike shed with fob access

Length of lease: 995 years remaining

Lift access to all floors

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.



