

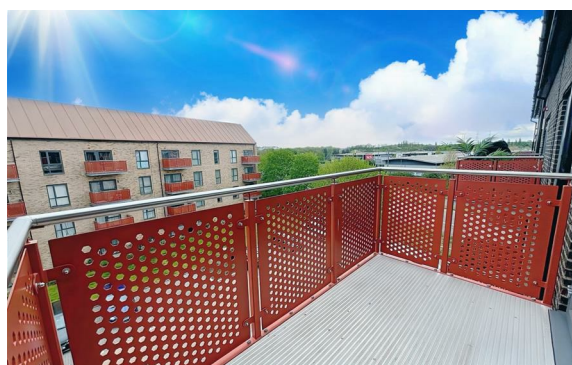


Rosa House, Buttermere Way, Grays

Guide Price £230,000



- Immaculately presented throughout
- Modern apartment built in 2022 by Bellway Homes
- Located close to Lakeside Shopping Centre, A13/M25 road links
- Third floor apartment with lift access
- 996 year lease remaining
- Video intercom entry system, allocated parking space plus visitor parking available for free
- Entrance hall, bathroom, double bedroom and lounge/kitchen with balcony
- Ideal first time purchase or investment opportunity



GUIDE PRICE £230,000 - £250,000

Welcome to Rosa House, a stunning modern flat located on Buttermere Way in West Thurrock. This immaculately presented apartment, built in 2022 by Bellway Homes, offers a perfect blend of contemporary living and convenience.

Situated on the third floor, the property is easily accessible via a lift, ensuring comfort for all residents. The flat features a well-designed entrance hall that leads to a spacious lounge and kitchen area, ideal for both relaxation and entertaining. The lounge opens up to a delightful balcony, providing a lovely outdoor space to enjoy fresh air and views.

The property comprises one generously sized double bedroom and a stylish bathroom, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity. The flat is equipped with a video intercom entry system, enhancing security and peace of mind.

In addition to its modern amenities, Rosa House boasts an allocated parking space, with additional visitor parking available at no extra cost. The location is particularly advantageous, being in close proximity to the popular Lakeside Shopping Centre and offering excellent transport links via the A13 and M25, making commuting a breeze.

With a long lease of 996 years remaining, this property presents a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. Don't miss the chance to make this exceptional flat your new home.

Enter the building via secure video intercom entry. Lift service 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. Heated towel rail. Part tiling to walls.

Bedroom 15'0 x 11'1 double glazed window.

Open plan lounge/kitchen 22'5 x 11'9 access is given to balcony via patio sliding doors. 9'5 x 5'6. Wooden style flooring. Smooth ceiling.

Kitchen offers a range of white 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. Smooth ceiling with spotlighting.

Further Details:

Length of Lease: Approximately 996 years remaining.

Ground Rent: n/a

Service Charge: £93.32 per month

Building Insurance: £188.00 per annum

Council Tax Band: B

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.



Balcony
9'5x5'6

Floor Plan

