



## The Chase, Grays

Guide Price £250,000



- A fantastic size two bedroom ground floor apartment
- Constructed in 2012 by the esteemed Fairview Homes
- Long lease remaining of 111 years
- Lovely size lounge/diner
- Own large balcony patio accessed from lounge
- Modern kitchen
- Modern bathroom and an en-suite shower room
- Two good size bedrooms with the master boasting fitted wardrobes
- Parking facilities
- 0.8 miles from Chafford Hundred train station



**GUIDE PRICE: £250,000 - £270,000**

Welcome to this fantastic two-bedroom ground floor apartment located in Block A of The Chase, Grays. Constructed in 2012 by the esteemed Fairview Homes, this property boasts a long lease with 111 years remaining, making it an excellent investment opportunity.

As you enter the apartment, you are greeted by an inviting entrance hallway that features a secure intercom entry system, ensuring both safety and convenience. The spacious lounge/diner is a highlight of the home, offering ample room for relaxation and entertaining, and it opens up to a large patio balcony, perfect for enjoying the outdoors.

The modern kitchen is well-equipped, providing a functional space for culinary pursuits, while the contemporary bathroom adds to the overall appeal of the apartment. Both bedrooms are generously sized, with the master bedroom benefiting from fitted wardrobes and an en-suite shower room, providing added privacy and comfort.

Additional features include permit parking facilities, making it easy for residents and guests alike. The property is conveniently located just 0.8 miles from Chafford Hundred train station, offering excellent transport links for commuters.

This apartment is perfect for those seeking a blend of modern living and convenience in a desirable location. Don't miss the opportunity to make this lovely flat your new home.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises, white panel bath, wash hand basin and WC. Part tiling to walls. Heated towel rail.

Bedroom one 13'0 x 9'2 double glazed window. Fitted wardrobes.

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

Bedroom two 10'4 max x 10'0 double glazed window.

Lounge/diner 14'4 x 12'7 gives access to balcony/patio seating area 22'4 x 4'2.

Open plan kitchen 9'9 x 6'0 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Zanussi oven and electric hob to remain. Space for other appliances.

Further Details:

Council Tax Band: C

Local Authority: Thurrock

Length of Lease: Approximately 111 years

Annual Ground Rent: £230.00

Monthly Service Charge: £150.00

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



