

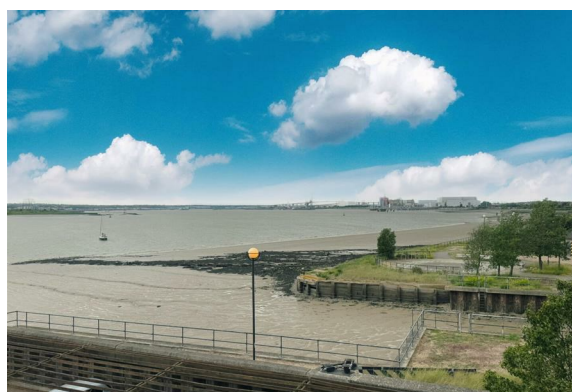


## Anchor Court, Argent Street, Grays

Guide Price £270,000



- A well presented and fantastic size two bedroom apartment
- Located in the highly desirable "Grays Riverside" in a gated development
- Standout feature of the property is the picturesque views over the River Thames
- Lovely size lounge/kitchen/diner
- Large balcony accessed from both the lounge and master bedroom plus additional Juliette balcony in the lounge
- Modern bathroom and en-suite shower room
- Two good size double bedrooms
- Covered parking space with parking facilities accessed by electric gates
- Secure intercom entry system, lift access, own lockable storage room and communal bike shed
- Long lease of 105 years remaining



**Nestled within the highly sought-after Grays Riverside area in a gated development, this splendid two-bedroom apartment at Anchor Court offers a perfect blend of modern living and convenience. Situated just 0.3 miles from Grays train station and in close proximity to the town centre, this property is ideal for those seeking a vibrant lifestyle with easy access to transport links.**

**Upon entering, you are greeted by a welcoming entrance hallway that leads to an impressive open plan lounge, kitchen, and dining area. This spacious living space is bathed in natural light and its standout feature is a large balcony and Juliette balcony providing picturesque views over the River Thames. The apartment boasts two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room, ensuring comfort and privacy. The property is further enhanced by a modern bathroom, providing all the amenities one would expect in a contemporary home.**

**With a long lease of approximately 105 years, you can enjoy peace of mind in your investment. Additional features include a covered parking space with electric gated access, a lockable storage room, communal bike storage, and convenient lift access.**

**This well-presented flat is not just a home; it is a lifestyle choice, offering both tranquillity and accessibility in a vibrant community. Whether you are a first-time buyer or looking to downsize, this apartment is a must-see. Don't miss the opportunity to make this beautiful property your own.**

Enter the building via secure intercom entry.

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

Bathroom comprises white panel bath fitted with shower. Vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Heated towel rail.

Bedroom one 14'4 x 11'4 double glazed window. Access is given to balcony. Fitted wardrobes.

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

Bedroom two 11'1 x 8'5 double glazed window to rear.

Lovely size lounge/diner/kitchen 24'9 x 12'7 access is given to balcony enjoying views over River Thames. Door to Juliette style balcony. Wooden style flooring. Coved ceiling.

Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Space for other appliances. Tiling to splash backs. Double glazed window.

Further Details:

Gated complex with fob access.

Covered allocated parking space

Communal bike shed

Lift access

Length of Lease: 105 years remaining

Annual Ground Rent: £250.00

Annual Service Charge: £2000.00

Freeholder: tbc

Council Tax Band: D

Local Authority: Thurrock

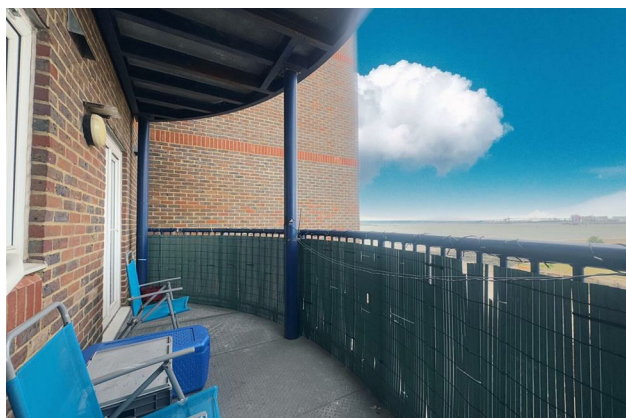
Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 including VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase



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## 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



