



Colliford Road, West Thurrock, Grays

Offers Over £295,000



- Well presented flat offered for sale with 993 year lease remaining
- Modern decor throughout
- Lift access
- Open plan lounge/diner/kitchen with access to spacious balcony
- Located close to Lakeside Shopping centre and M25 road links
- Near to train station
- Allocated parking space plus visitor parking
- Entrance hall, open plan lounge/diner/kitchen, two well proportioned bedrooms, en-suite and family bathroom
- Plenty of storage space



Positioned on Colliford Road in the vibrant area of West Thurrock, Grays, this well-presented flat offers a delightful blend of modern living and convenience. With a generous lease of 993 years remaining, this property is an excellent investment for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by a welcoming entrance hall that leads to an open plan lounge, dining area, and kitchen. This spacious layout is perfect for entertaining and everyday living, with large windows allowing natural light to flood the space. The lounge opens onto a sizeable balcony, providing an ideal spot to relax and enjoy the fresh air.

The flat boasts two well-proportioned bedrooms, including a master suite with an en-suite, ensuring privacy and comfort. A separate family bathroom adds to the convenience of this home, making it suitable for guests or family members.

Additional features include lift access, an allocated parking space, and visitor parking, enhancing the practicality of this property. Its prime location is a significant advantage, being in close proximity to the popular Lakeside Shopping Centre, offering a variety of shops and dining options. Furthermore, excellent transport links, including nearby train stations and the M25 motorway, make commuting a breeze.

This flat is a perfect opportunity for those seeking a modern, low-maintenance lifestyle in a well-connected area. Don't miss the chance to make this lovely property your new home.

Enter the building via secure intercom entry.

Lift service to all floors.

L-shaped entrance hall gives access to all rooms. Storage cupboard.

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 one 11'11 x 10'8 double glazed window.

En-suite comprises, larger than average shower. Wash hand basin and WC. Part tiling to walls.

Bedroom two 11'11 x 9'0 double glazed window.

Open plan lounge/diner/kitchen 29'7 x 10'5 external door opens onto spacious balcony. 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 and oven to remain. Continuation of flooring.

Further Details:

Length of Lease: 993 years remaining

Annual Ground Rent: £500.00

Annual Service Charge: £1,500

Freeholder: tbc

Council Tax Band: C

Local Authority: Thurrock

Lift to all floors

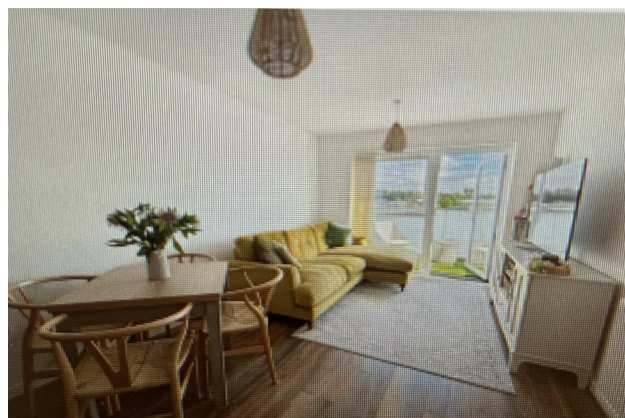
Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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.

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 £50 plus 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.



