



Oak Tree House, Schoolfield Road, Grays

Guide Price £250,000



- A well presented and fantastic size two bedroom second floor apartment
- Constructed in 2012 and being sold with a long lease of 139 years remaining
- Excellent size living space throughout
- Inviting entrance hallway with secure intercom entry system
- Lovely size open plan lounge/kitchen/diner
- Balcony boasting glorious views
- Two good size double bedrooms
- Modern bathroom
- Allocated parking and visitors parking
- Plenty of green spaces and child's play area



GUIDE PRICE £240,000 - £250,000.

Welcome to Oak Tree House, a beautifully presented second-floor apartment located on Schoolfield Road in Grays. This fantastic two-bedroom flat, constructed in 2012, offers a wonderful living space that is perfect for modern living. With a long lease of 139 years remaining, this property is an excellent investment for both first-time buyers and those looking to downsize.

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 open-plan lounge, kitchen, and dining area is spacious and bright, making it an ideal space for entertaining or relaxing. This area also boasts its own balcony, where you can enjoy glorious views and the fresh air.

The apartment comprises two generously sized double bedrooms, providing ample space for rest and relaxation. The modern bathroom is well-appointed, adding to the overall appeal of this lovely home.

In addition to the impressive interior, the property comes with allocated parking, as well as visitors' parking for your guests. The surrounding area is rich in green spaces, perfect for leisurely strolls or picnics, and there is a children's play area nearby, making it a great choice for families.

Overall, Oak Tree House offers a delightful blend of comfort, style, and convenience in a sought-after location. Don't miss the opportunity to make this charming apartment your new home.

Enter the building via secure intercom entry.

Bedroom one 13'0 x 9'6 double glazed window. Fitted wardrobe.

Bedroom two 13'0 x 8'3 double glazed window.

Bathroom comprises double ended bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls.

The heart of the home is the large open plan lounge/diner/kitchen 22'4 x 14'6 max. Wooden style flooring. Spotlighting.

Spacious kitchen offers a range of high gloss wall and base mounted units with matching storage drawers. Work surfaces with matching upstands housing sink drainer. Tiled flooring.

Access to balcony 9'3 x 5'8.

Further Details:

Length of Lease: 139 years remaining

Annual Ground Rent: £359.00

Service Charge: £728.00 paid 6 monthly

Freeholder: tbc

Council Tax Band: C

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.

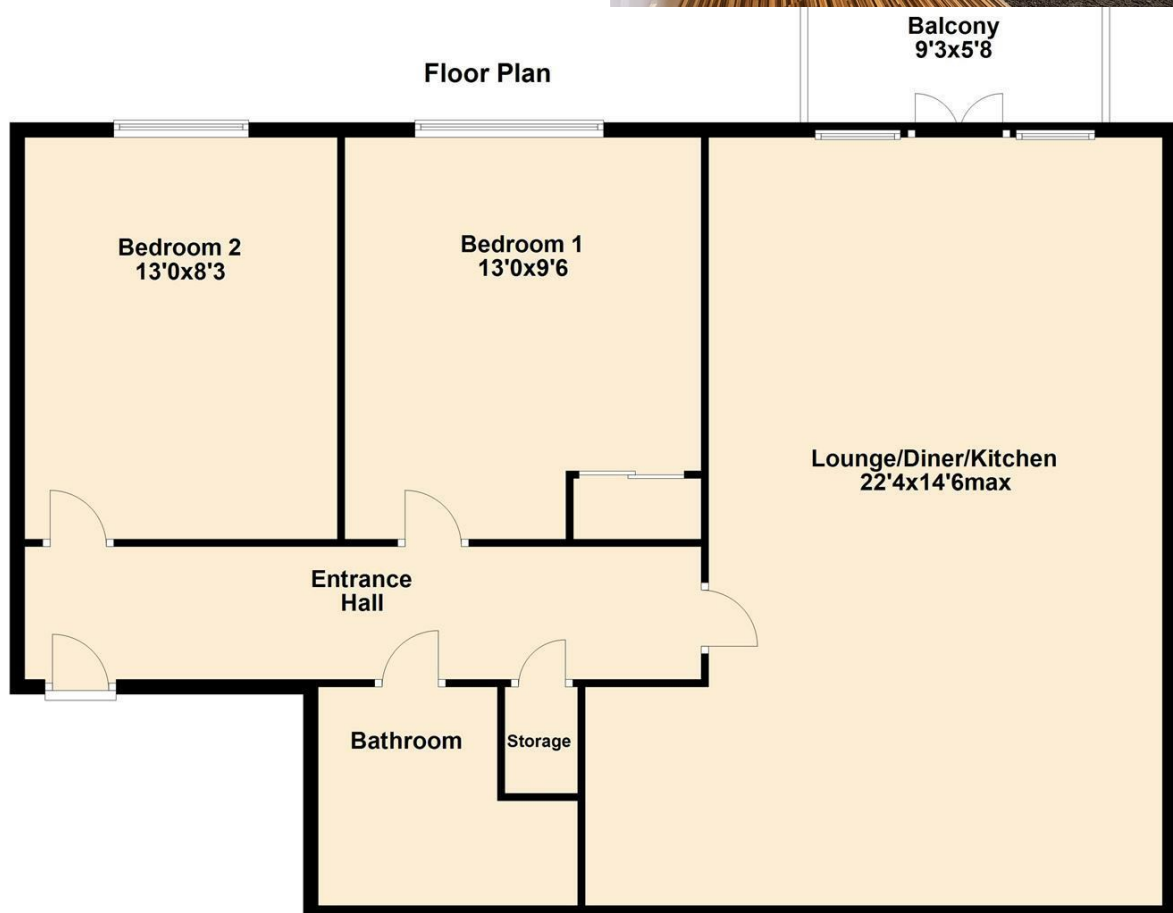
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Local Life

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.





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