



## 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 childs 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





#### THE SMALL PRINT:

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

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

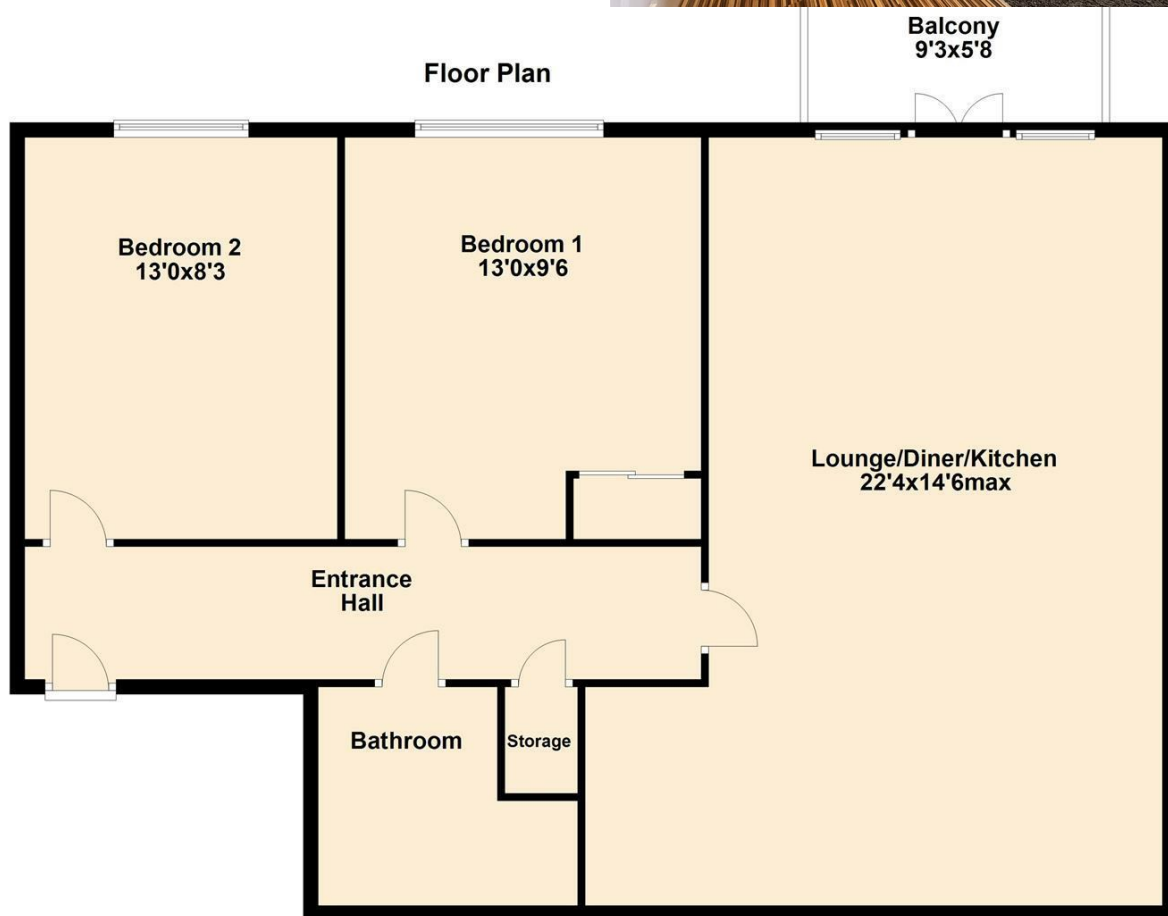
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan





**Colubrid.co.uk**