



Conway Gardens, Grays

Guide Price £210,000



- A simply stunning and beautifully presented two bedroom first floor apartment
- Fully refurbished throughout to an exceptional standard by the current owner, we truly believe you won't find a better flat in the local market for this price range
- Lease currently being extended to 150 years providing both peace of mind and future security for the next buyer
- Inviting entrance hallway with secure intercom entry system
- Excellent size living space throughout with a lovely size lounge/diner with LED ambient lighting
- Stunning kitchen/breakfast room
- Beautifully appointed bathroom with underfloor heating
- Two good size bedrooms
- Large loft providing plenty of storage solutions
- Glorious outlook over greensward, newly installed Vaillant combi boiler in 2023 with warranty and Hive home heating system



GUIDE PRICE £200,000 - £210,000.

Nestled in the desirable Conway Gardens area of Grays, this exquisite first-floor flat offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms and a beautifully appointed bathroom, this property has been refurbished to an exceptional standard by the current owner, ensuring that it stands out in the local market.

As you enter, you are greeted by a spacious hallway featuring a secure intercom entry system, providing both convenience and peace of mind. The generous lounge/diner is enhanced by LED ambient lighting, creating a warm and inviting atmosphere, perfect for both relaxation and entertaining. The stunning kitchen/breakfast room is a highlight of the flat, offering ample space for culinary creativity and casual dining.

The bathroom is a true sanctuary, complete with underfloor heating for added comfort. Both bedrooms are of a great size, providing plenty of room for personalisation and comfort. Additionally, the property boasts a large loft space, ideal for storage, ensuring that your living area remains clutter-free.

Recent upgrades include a newly installed Vaillant combi boiler in 2023, complete with a warranty, and a Hive home heating system, allowing for efficient and convenient temperature control. The flat also benefits from a glorious outlook over the greensward, providing a serene view that enhances the overall living experience.

With a lease currently being extended to 150 years, this property offers future security and peace of mind for any potential buyer. In summary, this stunning two-bedroom flat in Conway Gardens is a rare find, combining modern amenities with a prime location, making it an ideal choice for those seeking a stylish and comfortable home.

Enter the building via secure intercom entry. Access to boarded loft. Storage cupboard. Wooden style flooring throughout.

Bedroom one 12'7 x 11'3 max. Double glazed window.

Bedroom two 8'7 x 6'6 double glazed window.

Bathroom comprises white panel bath fitted with shower/mixer tap and glass splash screen door. Vanity wash hand basin. Tiling to walls. Underfloor heating fitted. Heated towel rail. LED mirror to remain.

Lounge/diner 15'6 x 11'2 double glazed window. Smooth ceiling, spotlighting and Ambient lighting.

Kitchen/breakfast room 8'7 x 8'4 double glazed window. Wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces housing sink drainer. Zanussi oven, four ringed gas hob, extractor hood, dishwasher and microwave to remain. Breakfast bar seating.

Further Details:

Length of Lease: 150 years remaining

Annual Ground Rent: £140.00

Annual Service Charge: £1,800

Freeholder: tbc

Council Tax Band: B

Local Authority: Thurrock

Hive Home heating system

Vaillant combination boiler located in the loft

Gas central heating

Permit parking

First floor flat

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 £50.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



Colubrid.co.uk

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



