



## 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.



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#### THE SMALL PRINT:

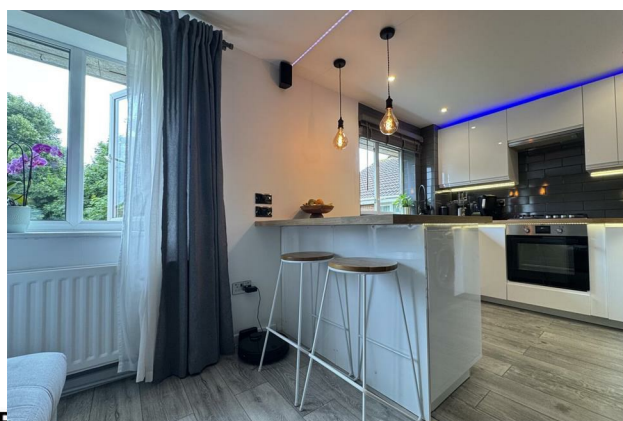
Length of Lease: 150 years remaining  
Annual Ground Rent: £140.00  
Annual Service Charge: £1,800  
Freeholder: tbc  
Council Tax Band: B  
Local Authority: Thurrock  
Hive Home heating system  
Valliant combination boiler located in the loft  
Gas central heating  
Permit parking  
First floor flat

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.

AML Checks - Law says we must run one. £60 + 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

