

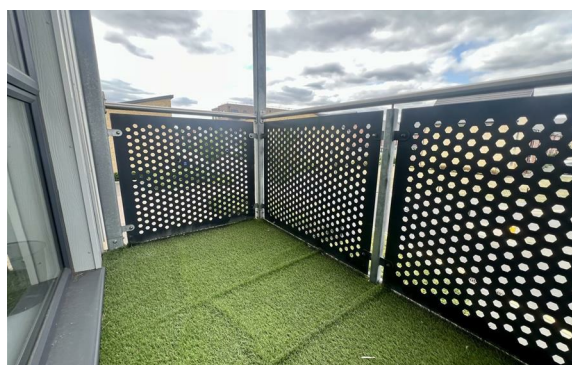


Abberton Way, West Thurrock, Grays

Guide Price £290,000



- No Onward Chain
- Found in popular residential area
- Close to Lakeside Shopping Centre and A13/M25 road links
- Ideal first time purchase or investment opportunity
- Lease remaining 993 years
- Secure intercom entry
- Allocated parking
- Entrance hall, open plan lounge/kitchen, two bedrooms, en-suite shower room and family three piece bathroom
- Personal balcony
- Immaculately presented two bedroom apartment



GUIDE PRICE £280,000 - £300,000

Welcome to this immaculately presented two-bedroom apartment located on Abberton Way in the sought-after residential area of West Thurrock, Grays. This delightful flat is an ideal choice for first-time buyers or those seeking a promising investment opportunity being sold with no onward chain.

As you enter the property, you are greeted by a welcoming entrance hall that leads into a spacious open-plan lounge and modern kitchen, perfect for modern living and entertaining. The apartment boasts two well-proportioned bedrooms, including a master suite with an en-suite shower room, ensuring comfort and privacy. Additionally, there is a stylish family bathroom featuring a three-piece suite.

One of the standout features of this property is the personal balcony, providing a lovely outdoor space to relax and enjoy the fresh air. The flat is equipped with secure intercom entry for added peace of mind and comes with allocated parking, a valuable asset in this popular area.

Situated conveniently close to the renowned Lakeside Shopping Centre, residents will have easy access to a wide range of shops, restaurants, and leisure facilities. Furthermore, the excellent transport links via the A13 and M25 make commuting a breeze, connecting you to London and beyond.

With a lease remaining of 993 years, this property offers a fantastic opportunity to own a modern home in a vibrant community. Do not miss the chance to view this exceptional apartment; it truly is a gem in West Thurrock.

Enter the property via secure intercom entry.

Impressive entrance hall gives access to all rooms. Storage cupboard.

Main bedroom 12'8 x 10'7 double glazed window.

En-suite comprises, shower, wash basin and WC. Part tiling to walls Heated towel rail.

Bedroom two 11'9 x 8'9 double glazed window.

Family bathroom comprises white panel 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 lounge with open plan kitchen 22'6 x 10'4 giving access to personal balcony. Dual aspect double glazed windows.

Kitchen offers a range of wall and base mounted units with matching storage drawers. Complimentary work surfaces with upstands housing sink. Hob, oven and extractor fan to remain. Double glazed window. Breakfast bar seating.



THE SMALL PRINT:

Approximate length of lease: 993 years remaining

Annual Service Charge: £1,356.00

Annual Ground Rent: £250.00

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!

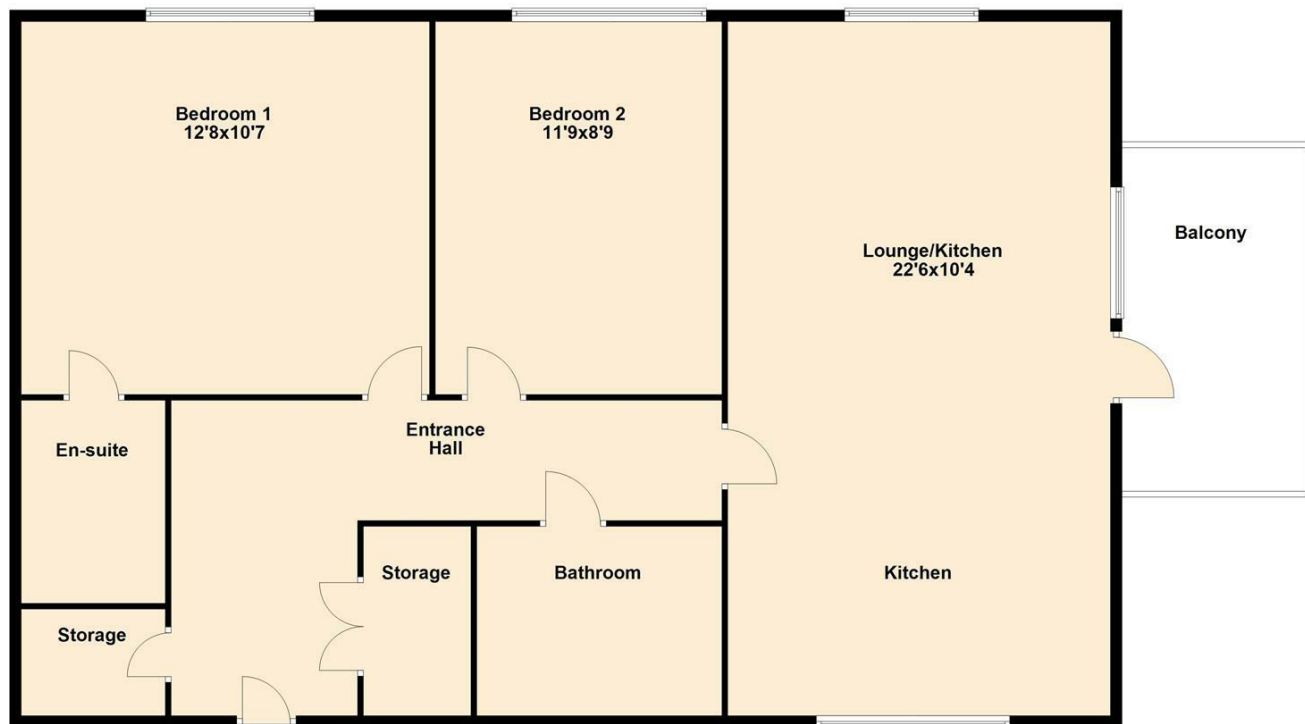
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

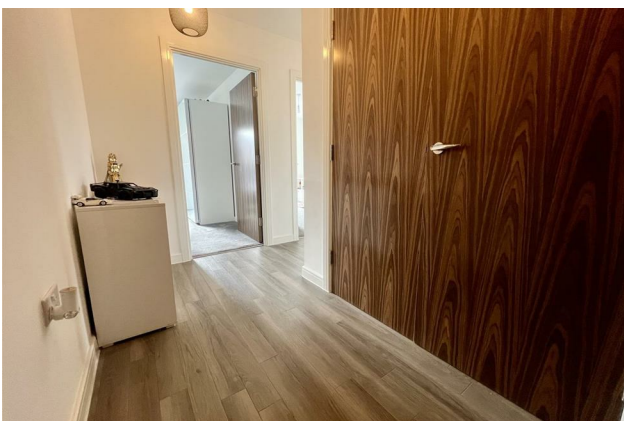
AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

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





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