

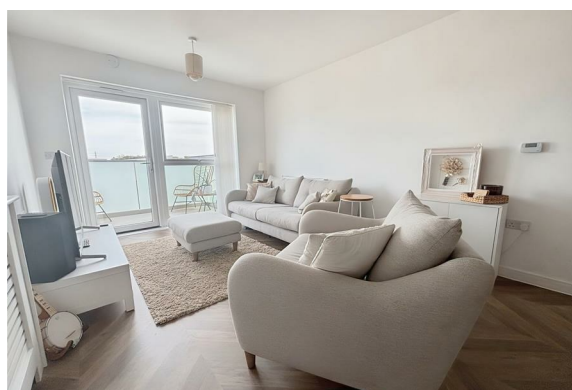


Dovestone Close

£177,000



- Well presented two bedroom modern apartment found in popular residential location
- Ideal first time purchase or investment opportunity
- Close to M25/A13 road links and Lakeside Shopping Centre
- Approximate 119 year lease remaining
- 60% shared ownership
- Lift access
- L-shaped entrance hall, utility cupboard, three piece bathroom, two bedrooms, en-suite shower room plus large lounge/diner/kitchen with access to balcony
- Integrated appliances to remain
- Allocated parking plus visitor parking available



Welcome to this well-presented two-bedroom modern apartment, offered for sale as 60% shared ownership. Located in the sought-after area of Dovestone Close. This delightful flat is an ideal choice for first-time buyers or those seeking a promising investment opportunity. Its proximity to the M25 and A13 road links ensures excellent connectivity, while the nearby Lakeside Shopping Centre offers a variety of shopping and dining options.

Upon entering the property, you are greeted by an inviting L-shaped entrance hall that leads to a utility cupboard, providing practical storage solutions. The spacious lounge/diner/kitchen area is a standout feature, offering a bright and airy space perfect for relaxation and entertaining. This area also grants access to a charming balcony, ideal for enjoying a morning coffee or evening sunset.

The apartment comprises two well-sized bedrooms, including a master suite with an en-suite shower room, ensuring comfort and privacy. A modern three-piece bathroom serves the second bedroom and guests alike. The property benefits from integrated appliances that will remain, making it a convenient choice for new owners.

With approximately 119 years remaining on the lease, allocated parking, and additional visitor parking available, this apartment combines modern living with practicality. Furthermore, lift access enhances the ease of living in this contemporary flat.

In summary, this property presents a wonderful opportunity to own a stylish apartment in a desirable location, making it a must-see for anyone looking to enter the property market or expand their investment portfolio.

Enter the building via secure intercom entry.

L-shaped entrance hall gives access to all rooms. Utility cupboard. Parquet wooden style flooring.

Three piece bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls.

Main bedroom 12'0 x 10'7 double glazed window.

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

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

Open plan lounge/diner/kitchen 29'5 x 10'4 door opens onto balcony seating area. Double glazed windows to side. Continuation of Parquet style wooden flooring throughout.

Kitchen offers high gloss wall and base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer. Hob, oven and extractor fan to remain

Further Details:

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60% Shared Ownership

Length of Lease: 119 years remaining

Annual Ground Rent: tbc

Monthly Service Charge: £182.00

Rent: £307.37 per month

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.

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 £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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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.



Floor Plan

Balcony



