



Nightingale Court, Fleming Road, Grays

Guide Price £250,000



- Ideal first time purchase
- Investment opportunity
- Secure intercom entry
- Located close to Lakeside Shopping Centre and M25/A13 road links
- Entrance hall, large open plan lounge/kitchen
- Two bedrooms, en-suite shower room
- Family bathroom



GUIDE PRICE £250,000 - £270,000

VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300.00 CASH BACK, ON COMPLETION OF YOUR PURCHASE!!

Welcome to this delightful property located on Fleming Road in Grays, an ideal choice for first-time buyers or those seeking a promising investment opportunity. This charming residence features a spacious entrance hall that leads into a large open-plan lounge and kitchen, perfect for both relaxation and entertaining.

The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. The master bedroom includes an en-suite shower room, ensuring convenience and privacy, while a separate family bathroom caters to the needs of guests and residents alike.

Security is a priority here, with a secure intercom entry system that offers peace of mind. The location is particularly advantageous, as it is situated close to the bustling Lakeside Shopping Centre, where you can enjoy a variety of shops and dining options. Additionally, the property benefits from excellent transport links, with easy access to the M25 and A13, making commuting a breeze.

This residence presents a wonderful opportunity to own a modern and well-appointed home in a sought-after area. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this lovely home your own.

Enter the building via secure intercom entry.

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

Bathroom comprises white panel bath, vanity wash hand basin and WC. Part tiling to walls.

Main bedroom 10'10 x 9'9 double glazed window.

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

Bedroom two 9'8 x 8'6 double glazed window.

Open plan lounge/kitchen 22'5 x 11'10 double glazed patio sliding door. Wooden style flooring.

Kitchen offers a range of wall and base mounted units including glass fronted display cabinets, matching storage drawers and built in wine rack. Wooden style work surfaces housing "Butler" sink with swan neck mixer tap. Electric oven and hob to remain. Tiled floor.

Further Details:

Length of Lease: tbc

Ground Rent: £100.00 paid 6 monthly

Service Charge: £185.00 per month

Freeholder: tbc

Council Tax Band: D

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.

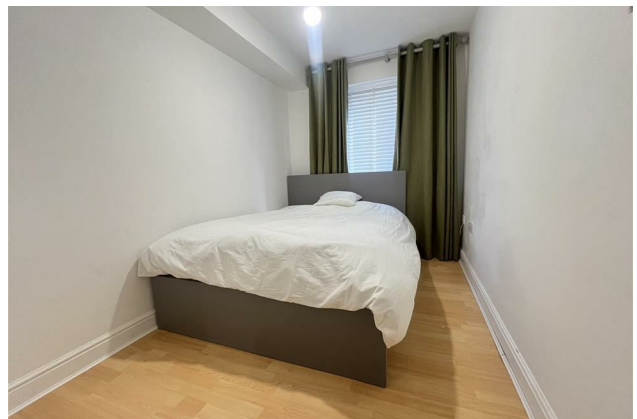
AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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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

