



Colliford Road, Grays

Guide Price £280,000



- A well presented and fantastic size two bedroom top floor apartment
- Constructed in 2020 by the reputable 5* builder Bellway Homes with approximately five years NHBC warranty remaining
- Located on the highly sought after "Renovo Development"
- Close proximity of Chafford Hundred train station and Lakeside Shopping centre with its vast range of restaurants and retail shops
- Entrance hallway with useful utility cupboard
- Fantastic size open plan lounge/kitchen/diner with its own balcony providing glorious views
- Two good size bedrooms, modern family bathroom and en-suite shower room to the master bedroom
- Long lease of approximately 120 years remaining
- Allocated parking and visitors parking
- Well maintained communal areas including plenty of green spaces, communal bike shed with fob access, secure video intercom entry system



GUIDE PRICE: £280,000 - £300,000

Nestled in the desirable location of Colliford Road, Grays, this splendid two-bedroom flat presents an excellent opportunity for those looking to step onto the property ladder. Constructed by the esteemed Bellway Homes in 2020, this property benefits from approximately five years of NHBC warranty, ensuring peace of mind for prospective buyers.

Situated within the highly sought-after "Renovo" development, the flat is conveniently located near Chafford Hundred train station, providing easy access to London and beyond. Additionally, the renowned Lakeside Shopping Centre, with its diverse selection of restaurants and retail shops, is just a stone's throw away, making it an ideal spot for both leisure and convenience.

This top-floor apartment boasts a generous layout, featuring an inviting entrance hallway complete with a practical utility cupboard. The open-plan lounge, kitchen, and dining area is a highlight, offering ample space for relaxation and entertaining, while the private balcony provides delightful views, perfect for enjoying a morning coffee or evening sunset. The property includes a modern family bathroom, two well-proportioned bedrooms, and an en-suite shower room, catering to both comfort and functionality.

With a long lease of approximately 120 years, this flat also benefits from well-maintained communal areas, secure video intercom entry system, lift access, and a secure communal bike shed with fob entry. Surrounding the property are plenty of green spaces, enhancing the overall appeal of this charming residence. Allocated parking and visitors parking further adds to the convenience of this lovely home. This property is not to be missed for those seeking a modern and comfortable living space in a prime location.

Enter the building via secure intercom entry. Stairs and lift service to all floors.

Spacious entrance hall gives access to all rooms. Storage cupboard plus utility cupboard.

Bedroom one 12'1 x 10'7 double glazed window.

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

Bedroom two 11'9 x 9'0 double glazed window.

Bathroom comprises, panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls. Heated towel rail.

Lovely size lounge/diner/kitchen 22'6 x 10'4 direct access onto balcony seating area 9'5 x 4'9

Double glazed windows.

Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Breakfast bar seating area.

Electric hob, oven, extractor hood and fridge/freezer to remain.

Allocated numbered parking space.

Further Details:

40% Share ownership

Monthly Rent including service charge: £635.00

60% CHP. Freeholder

Council Tax Band: C

Local Authority: Thurrock

Lift service

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.

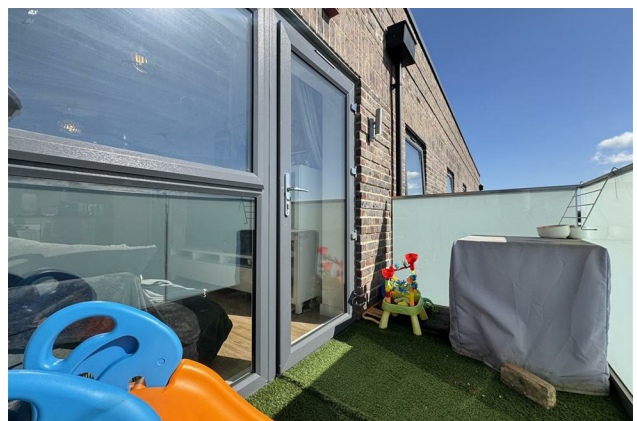
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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 £30 including VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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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.



Balcony
9'5x4'9

Floor Plan

