



Argent Street, Grays

Guide Price £270,000



- Private south-facing balcony offering great natural light
- Two spacious double bedrooms
- Modern design and high-quality finish throughout
- Open-plan living area with contemporary kitchen
- Stunning views overlooking the River Thames
- Main bedroom featuring a stylish en-suite shower room
- Long lease for peace of mind
- Allocated residents' parking space
- Conveniently located just around the corner from Grays C2C Station
- Ideal apartment for commuters or first-time buyers



Guide Price- £270,000-£285,000

Nestled in the heart of Grays, this charming flat on Argent Street offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in.

The two bathrooms provide ample facilities, ensuring that morning routines are smooth and hassle-free. The layout of the flat is thoughtfully designed, maximising space and natural light, creating a warm and inviting atmosphere throughout.

Located in a vibrant area, residents will benefit from easy access to local amenities, including shops, restaurants, and parks, making it an excellent choice for those who appreciate a lively community. Public transport links are also readily available, providing convenient connections to nearby towns and cities.

This property presents a wonderful opportunity for anyone looking to settle in Grays, combining modern living with a welcoming environment. Whether you are a first-time buyer or seeking a rental investment, this flat is certainly worth considering.

Upon entering the property, you are welcomed into a well-proportioned hallway that provides access to all main rooms. To the right, there is a convenient storage cupboard (C) and access to the main bathroom, fitted with a bathtub, toilet, and washbasin. Continuing along the hallway leads to two comfortable bedrooms. Bedroom 1, measuring 3.43m x 3.23m (11'3" x 10'7"), features an en-suite shower room for added privacy and convenience. Next to it, Bedroom 2 measures 3.43m x 2.62m (11'3" x 8'7") and offers access to the balcony, providing a pleasant outdoor space. At the end of the hallway lies the spacious open-plan Lounge/Kitchen/Diner, measuring 7.41m x 3.97m (24'4" x 13'), a bright and inviting area ideal for both relaxing and entertaining, with windows that allow plenty of natural light. The layout combines practicality with modern living, making excellent use of space throughout.

The Bits We Have To Tell You:

Council Tax Band: D

Local Authority: Thurrock

Annual Service Charge: £1,900

Annual Ground Rent: £205.00

Length of Lease: 105 years remaining

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. Full details: www.colubrid.co.uk.

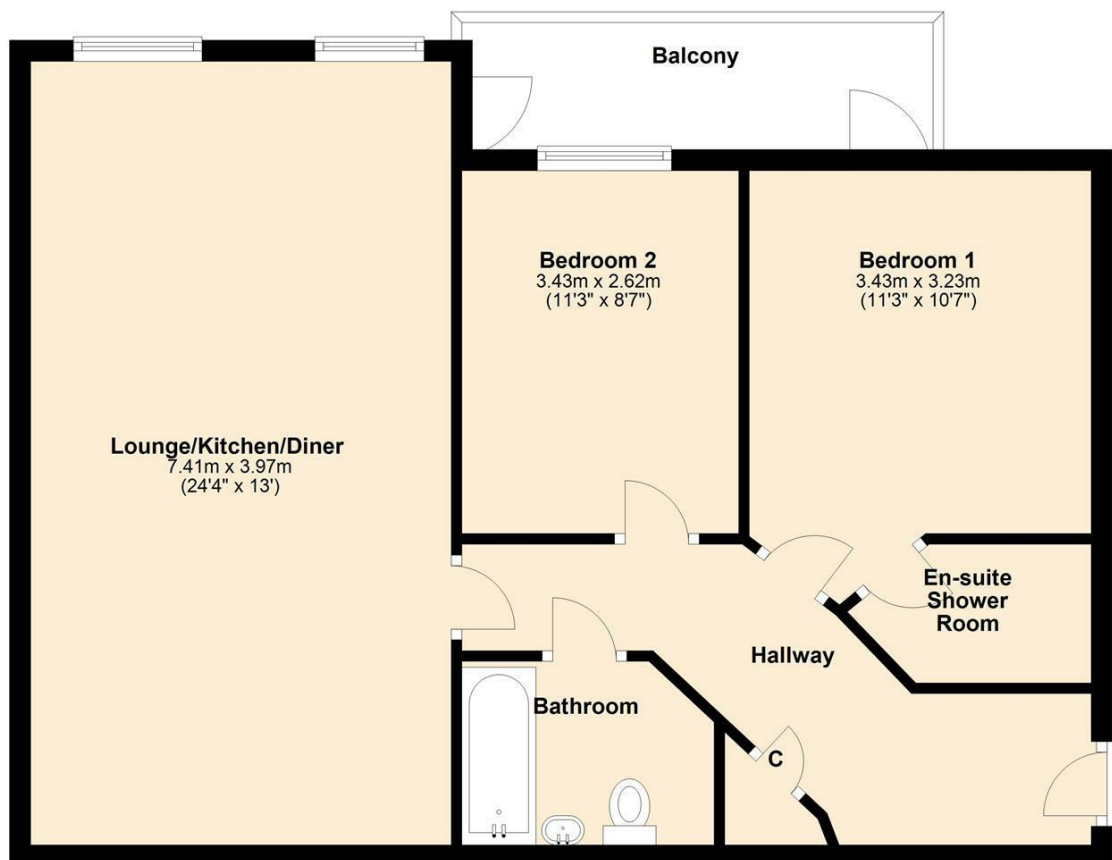


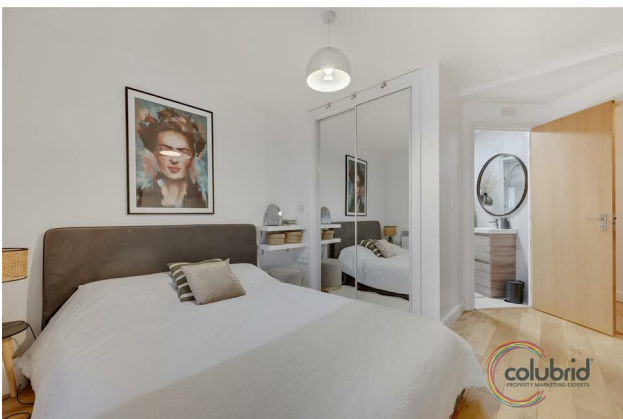
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Grays is the largest town in the borough and authority of Thurrock in Essex. The town, on the north bank of the River Thames, is approximately 20 miles to the east of central London, and 2 miles east of the M25 motorway. The Town Centre offers an array 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.



Second





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