



## 8 ALBANY HEIGHTS

GRAYS, RM17 5XN

**£140,000**  
**LEASEHOLD**

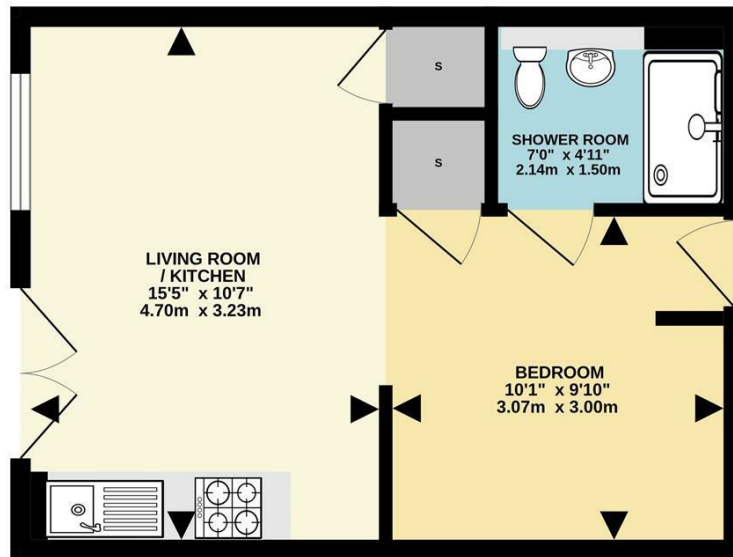
Guide Price £140,000 - £150,000 - Thomas Marsh is delighted to present this Chain Free well-presented ONE-BEDROOM STUDIO FLAT, offering a Separate Sleeping Area, Separate Kitchen and the added benefit of allocated parking.

Ideally located in Central Grays, the property is just a short walk from Grays C2C Station and the town center, providing excellent transport links and local amenities – a fantastic choice for commuters.

This studio flat is an excellent opportunity for investment buyers or first-time buyers. Don't miss out—contact Thomas Marsh today to schedule your viewing!

**tm**  
thomas marsh

First Floor  
315 sq.ft. (29.3 sq.m.) approx.



epcsinsex:

TOTAL FLOOR AREA: 315 sq.ft. (29.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grays Lettings  
47 Orsett Road  
Grays  
Essex  
RM17 5HJ

01375 370779  
lettings@thomas-marsh.com  
www.thomas-marsh.com

