



## 25 COAL COURT

GRAYS, RM17 6PN

£1,400

We are pleased to offer this attractive two-bedroom flat located at 25 Coal Court, Grays. Perfectly positioned with stunning sea views, this modern property provides a comfortable and convenient living space suitable for professionals, couples, or small families.

### Property Features:

**Bright and Spacious Living Area:** The lounge benefits from large windows that allow plenty of natural light and showcase beautiful sea views, creating a welcoming atmosphere.

**Two Double Bedrooms:** Both bedrooms are well-sized, offering flexibility for relaxation, work, or guests. The master bedroom includes built-in storage.

**tm**  
thomas marsh



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(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

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