





The Chase, Grays







Morgan Brookes believe — This superb two bedroom ground floor apartment, located within a sought-after development, just 0.8 miles from Chafford Hundred Station. Featuring a modern open-planned kitchen, bright living space with private balcony, plus a master bedroom with en-suite. With a long lease of approx. 111 years, this is an ideal first home or investment.

Our Sellers Love - This apartment has been the perfect place for us to start our careers and our family. It's cosy yet surprisingly spacious, and we've loved how easy it is to make it feel like home. The neighbours are wonderful — friendly and respectful — and everything you need is just a short walk away, from shops and cafes to parks and transport. It's been the perfect starter home, and we're sure the next owners will love it here just as much as we have.

Key Features

- Guide Price: £250,000 £260,000
- Two Bedroom Ground Floor Apartment
- Private Balcony
- Master Bedroom With En-Suite

- Modern Open Planned Kitchen
- Long Lease Remaining Of Aprox. 111 Years
- 0.8 Miles From Chafford Hundred Train Station
- Call Morgan Brookes Today

Offers in Excess of £240,000



The Chase, Grays

Communal Entrance

Secure communal door with intercom system leading to:

Communal Entrance Hallway

Door leading to:

Private Entrance

Wood panelled door leading to:

Entrance Hallway

Storage cupboard, intercom, smooth ceiling, carpet flooring, doors leading

Living/Dining Room

14' 4" x 12' 7" (4.37m x 3.83m)

Radiator, smooth ceiling, carpet, double glazed panelled door leading to balcony, opens to:

Kitchen

9' 9" x 6' 0" (2.97m x 1.83m)

Fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point electric hob with extractor over, integrated oven, smooth ceiling, tiled flooring.

Private Balcony

22' 4" x 4' 2" (6.80m x 1.27m)

Paved seating area.

Master Bedroom

13' 0" x 9' 2" (3.96m x 2.79m)

Double glazed window to rear aspect, radiator, fitted bedroom furniture, smooth ceiling, carpet flooring, door leading to:

En-suite

Shower cubicle, wash hand basin, low level WC, heated towel rail, smooth ceiling, extractor fan, tiled flooring.

Bedroom Two

10' 4" x 10' 0" (3.15m x 3.05m)

Double glazed window to side aspect, storage cupboard, radiator, smooth ceiling, carpet flooring.

Family Bathroom

Obscure double glazed window to side aspect, panelled bath with raised shower system over, wash hand basin, low level WC, smooth ceiling, tiled flooring.

Parking

Secure parking area.

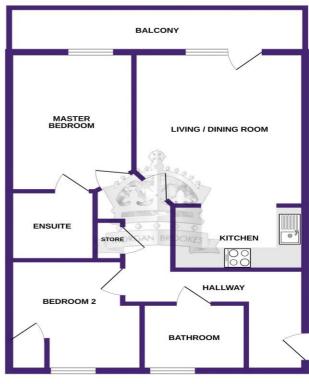
Additional Information

Council Tax Band: C

Length of Lease: Aprox. 111 Years Remaining

Service Charge: £150 PCM Ground Rent: £230 PA

GROUND FLOOR



MORGAN BROOKES

Local Authority Information Thurrock Borough Council Council Tax Band: C

01268 755626 morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sal THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.