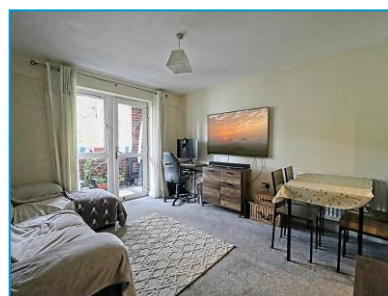




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



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 Approx. 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 to:

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

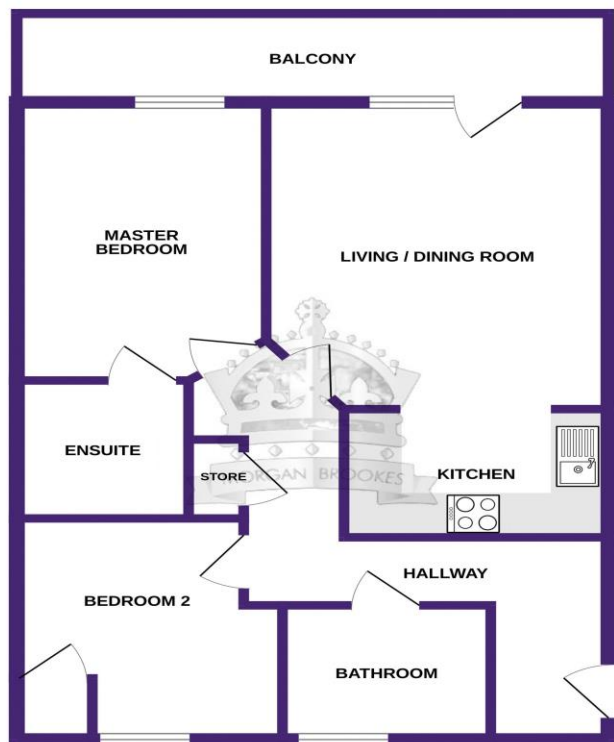
Council Tax Band: C

Length of Lease: Aprox. 111 Years Remaining

Service Charge: £150 PCM

Ground Rent: £230 PA

GROUND FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Local Authority Information
Thurrock Borough Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

Offers in Excess of
£240,000

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 sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991