

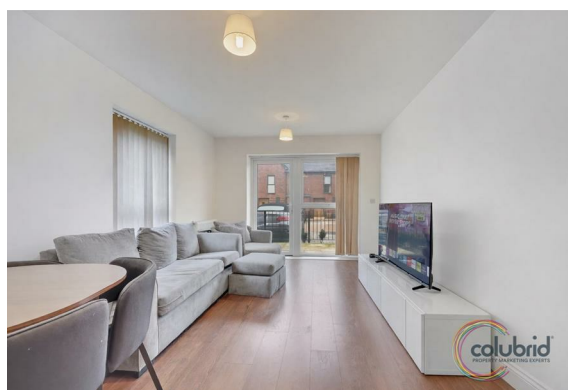


## Colliford Road, Grays

Guide Price £280,000



- Two bedroom ground floor apartment set within the highly sought-after Renovo development on Colliford Road, Grays
- Constructed in 2019 by the reputable 5-star builder Bellway Homes, offering modern design, quality finish and energy-efficient living
- Approximately three years NHBC warranty remaining, providing added peace of mind for the next owner
- Exceptionally long 992-year lease, delivering long-term security and making the property highly attractive to buyers and investors alike
- Spacious and bright open-plan lounge/kitchen/diner, ideal for both everyday living and entertaining
- Direct access from the living area to a patio balcony, perfect for relaxing or enjoying outdoor space at home
- Two well-proportioned bedrooms, including a principal bedroom with contemporary en-suite shower room
- Stylish modern family bathroom finished to a high standard
- Welcoming entrance hallway with secure video intercom entry system and useful storage/utility cupboard
- Allocated parking space, additional visitor parking, and access to a secure communal bike shed with fob entry, all within a well-maintained development



**GUIDE PRICE: £280,000 - £300,000**

## **Modern Living, Prime Location & Zero Compromise**

**Welcome to this sleek two bedroom ground floor apartment set within the ever-popular Renovo development on Colliford Road, Grays — where convenience, comfort and contemporary design come together beautifully.**

Built in 2019 by the 5-star Bellway Homes, this home still enjoys around three years of NHBC warranty and boasts an impressive 992-year lease (because nobody likes short-term commitments). Location wise, you're a stone's throw from Lakeside Shopping Centre and Thurrock Retail Parks, meaning brunch dates, last-minute shopping sprees and evening cocktails are always on the cards. With Chafford Hundred station nearby, commuting becomes refreshingly stress-free.

Inside, the tone remains just as impressive. You're welcomed by a smart entrance hallway with secure video intercom entry system, plus a handy storage/utility cupboard — because everyday life comes with extras. The open-plan lounge/kitchen/diner is the real centrepiece, flooded with natural light and opening directly onto your own private patio balcony, ideal for morning coffees or unwinding at the end of the day.

There are two generously sized bedrooms, with the principal bedroom enjoying its own en-suite shower room, while a stylish modern family bathroom serves the rest of the home.

Further benefits include an allocated parking space, visitor parking, and access to a secure communal bike shed with fob entry.

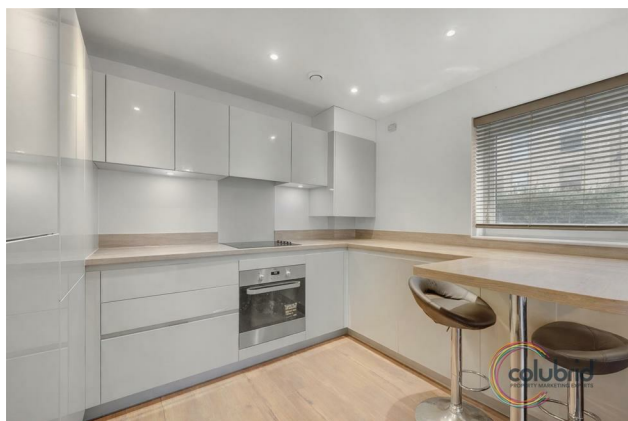
A modern home, a long lease, warranty peace of mind and a lifestyle-led location — this one truly ticks every box.

Area Guide: Colliford Road, Grays (Renovo Development)

Colliford Road sits within the modern and well-regarded Renovo development, perfectly positioned for those who want convenience without compromise. The area is best known for its close proximity to Lakeside Shopping Centre and the surrounding Thurrock Retail Parks, offering an unrivalled choice of high-street brands, independent retailers, restaurants, cafés and leisure facilities — all just moments away.

For commuters, Chafford Hundred train station is within easy reach, providing direct rail links into London and making the area particularly popular with professionals and first-time buyers alike. Road connections are equally impressive, with swift access to the A13, M25 and Dartford Crossing, ideal for those travelling further afield.

Locally, residents benefit from a growing selection of social hubs, gyms, green spaces and everyday amenities, creating a lifestyle that's both practical and enjoyable. Whether it's shopping, dining, commuting or simply unwinding, Colliford Road offers a modern, well-connected setting that continues to attract strong demand.



**Colubrid.co.uk**

**THE SMALL PRINT:**

Council Tax Band: C  
Local Authority: Thurrock  
Annual service Charge: tbc  
Annual Ground Rent: tbc  
Length of Lease: tbc

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.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + 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. Head to our website for full details – or skip the scrolling and just call.



