



## The Quays, Dock Road, Tilbury

Guide Price £210,000



- Top floor two bedroom apartment located within the modern "The Quays" development on Dock Road, Tilbury
- Ideal location just 0.3 miles from Tilbury Town railway station, offering direct C2C services into London Fenchurch Street
- Built in 2019, forming part of a contemporary and well maintained development
- Long lease of approximately 242 years remaining, providing security and peace of mind for the next owner
- Inviting entrance hallway with secure intercom entry system, enhancing safety and convenience
- Generous open plan lounge/kitchen/diner, perfect for modern living and entertaining
- Juliette balcony overlooking the communal garden, flooding the apartment with natural light
- Two great size bedrooms, suitable for families, sharers, guests or a home office
- Modern and well appointed bathroom, featuring contemporary fittings and finishes
- Externally, the property benefits from its own covered and gated parking space with fob access, plus access to a well maintained communal garden



## GUIDE PRICE - £210,000 - £230,000

**Positioned on the top floor of the ever-popular “The Quays” development on Dock Road in Tilbury, this stylish two bedroom apartment delivers modern living with a commuter-friendly address and the kind of natural light that makes every photo look filter-free.**

Perfectly placed just 0.3 miles from Tilbury Town railway station, with direct services into London Fenchurch Street, this is a home that keeps your morning routine simple and your evenings flexible.

Built in 2019, the apartment forms part of a contemporary and well-maintained development and is offered with an impressive 242 years remaining on the lease — providing genuine long-term security and peace of mind. In property terms, that’s what we call future-proofed.

Inside, the inviting entrance hallway features a secure intercom entry system, setting the tone for the well cared for interiors beyond. The standout space is the generous open plan lounge/kitchen/diner — bright, sociable and perfectly designed for modern life. Whether it’s dinner with friends, working from home or a quiet night in, this space adapts effortlessly. The Juliette balcony overlooks the communal garden, drawing in plenty of natural light and adding that all-important sense of openness.

Both bedrooms are great sizes, offering flexibility for sharers, guests or a dedicated home office setup. The bathroom is sleek, modern and well appointed, completing the apartment with a clean, contemporary finish.

Externally, practicality meets convenience with a covered and gated parking space accessed via fob entry — secure, private and hassle-free. The well maintained communal garden provides a pleasant outdoor setting, ideal for a moment of calm at the end of a busy day.

Stylish, secure and superbly located, this top floor apartment is the definition of easy living — a smart move for first-time buyers, downsizers or investors who appreciate strong transport links and modern design.

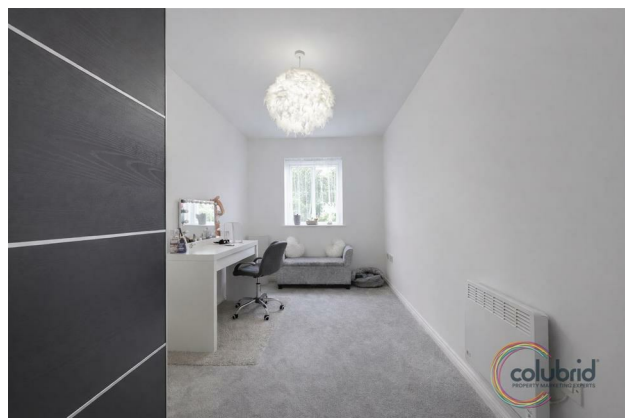
### Area Guide – Tilbury

Located on the north bank of the River Thames in Thurrock, Tilbury offers a convenient mix of riverside living, local amenities, and excellent commuter connections.

The town provides a range of shops, cafés, and everyday services, with larger retail and leisure options available nearby. Families benefit from well-regarded local schools, parks, and recreational facilities, making it a practical and welcoming place to call home.

For commuters, Tilbury Town railway station is just 0.3 miles away, offering regular services to London Fenchurch Street, while road links via the A13 and M25 provide easy access to surrounding towns, business hubs, and the wider motorway network.

With riverside walks, green spaces, and a close-knit community feel, Tilbury continues to appeal to buyers seeking a practical yet charming location with excellent connectivity to London.



**THE SMALL PRINT:**

Council Tax Band: B  
Local Authority: Thurrock  
Annual Service Charge: £1,400 approximately  
Annual Ground Rent: £160.00 approximately  
Length of Lease: 242 years remaining

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.



**Floor Plan**

