

Albany Heights, Hogg Lane, Grays

Guide Price £160,000

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- Offered with No Onward Chain – Providing a straightforward purchase with the potential for a quicker and less complicated transaction.
- Long Lease with Approximately 105 Years Remaining – Offering peace of mind for owner-occupiers and investors alike.
- Sought-After Bellway Homes Development – Forming part of the highly regarded Tensquared development, built in 2007 and renowned for its quality construction and prime central location.
- Excellent Town Centre Position – Ideally situated in the heart of Grays, within easy walking distance of shops, supermarkets, cafés, restaurants and a wide range of local amenities.
- Just 0.2 Miles from Grays Railway Station – Perfectly placed for commuters, with direct rail services providing convenient access towards London and surrounding areas.
- Bright & Spacious Living Accommodation – Featuring a generous lounge/dining room with a Juliette balcony, creating a light-filled living space ideal for relaxing or entertaining.
- Modern Kitchen & Contemporary Bathroom – Well-appointed and thoughtfully designed, offering stylish, practical spaces ready to enjoy from day one.
- Generous Double Bedroom – A well-proportioned bedroom providing ample space for freestanding furniture and comfortable everyday living.
- Secure Development with Lift Access – Benefiting from a secure intercom entry system and lift access to all floors, adding convenience and peace of mind.
- Secure Underground Gated Parking – An allocated parking space within a secure underground car park, a highly desirable feature in such a central location.

GUIDE PRICE: £160,000 - £190,000

No chain. Long lease. Underground parking. Town centre. Station within a 5-minute stroll. If that's not the property equivalent of ticking all the boxes, we don't know what is.

Offered for sale with no onward chain and boasting a long lease with approximately 105 years remaining, this stylish one-bedroom apartment is situated within the ever-popular Albany Heights, forming part of Bellway Homes' sought-after Tensquared development, completed in 2007. Nearly two decades on, it's easy to see why buyers continue to love living here.

Perfectly placed in the heart of Grays town centre, you'll have shops, cafés, restaurants and everyday essentials quite literally on your doorstep, while Grays Railway Station is just 0.2 miles away—meaning your commute could be shorter than deciding what to watch on Netflix.

Inside, the apartment offers bright and well-balanced accommodation, beginning with a welcoming entrance hallway leading to a spacious lounge/dining room with a Juliette balcony, allowing natural light to flood the space. There's a contemporary fitted kitchen, a modern bathroom and a generously sized double bedroom, all presented in excellent order and ready for its next owner to move straight in.

The lifestyle perks continue with a secure intercom entry system, lift access to all floors and the added luxury of secure underground gated parking—because finding a parking space should never be the most exciting part of your day.

Ideally situated for commuters and those seeking excellent connectivity, this property benefits from direct rail services to London Fenchurch Street in as little as 35 minutes, with London Underground connections accessible within approximately 15 minutes. The A13, M25, Dartford Crossing and Kent are all within easy reach, making travel by road equally convenient. A range of outstanding shopping and leisure destinations, including Lakeside Shopping Centre, Stratford Westfield and Canary Wharf, are all just a short drive or train journey away. Internally, the property also benefits from a spacious storage cupboard, providing valuable additional storage space.

Whether you're taking your first step onto the property ladder, searching for a smart buy-to-let investment or simply looking for a home that offers style, convenience and location in equal measure, this apartment is one you'll want to move to the top of your viewing list before somebody else beats you to it.





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/60-albany-heights-hogg-lane-grays-rm17-5xn/5415705

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.

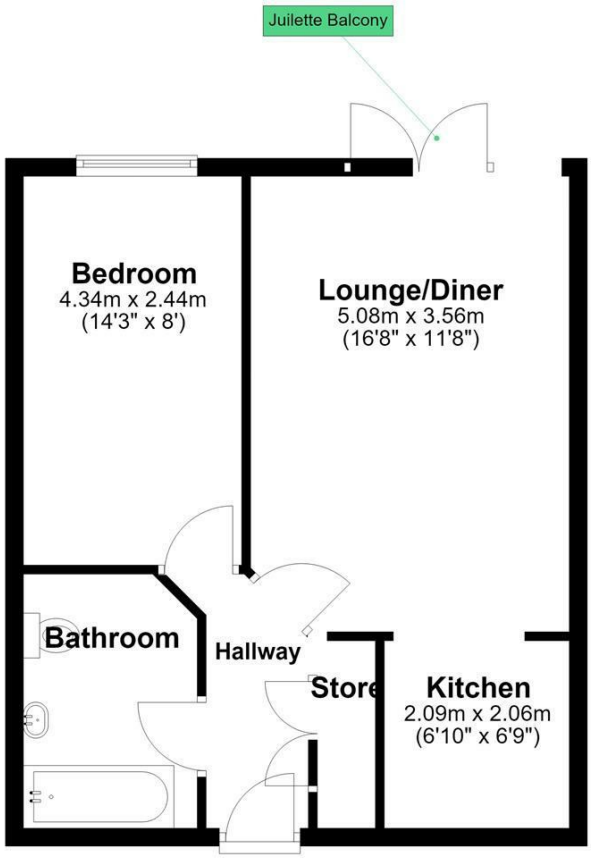
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

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.





Second Floor

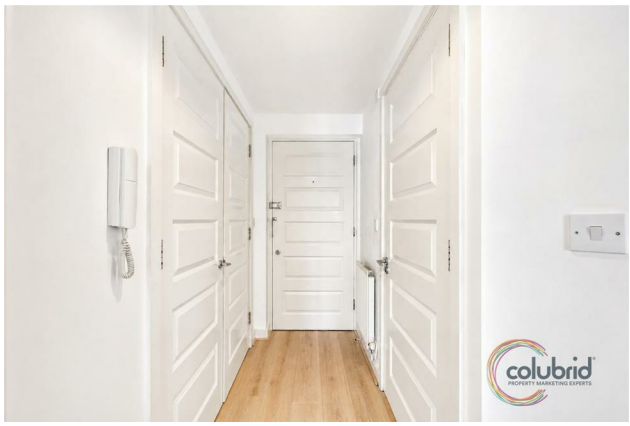


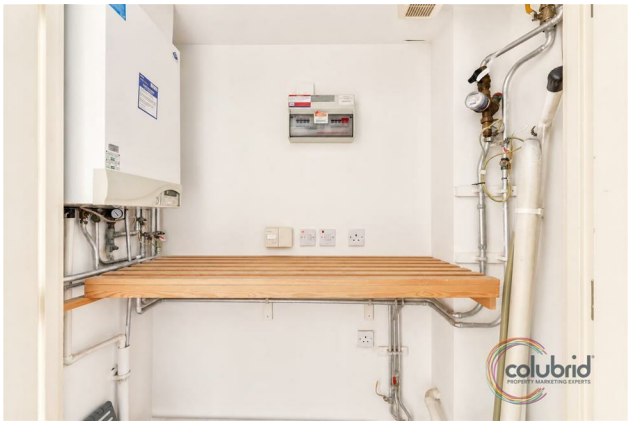
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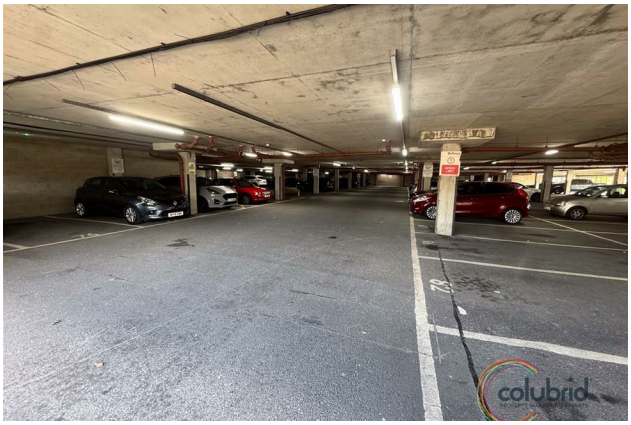














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