

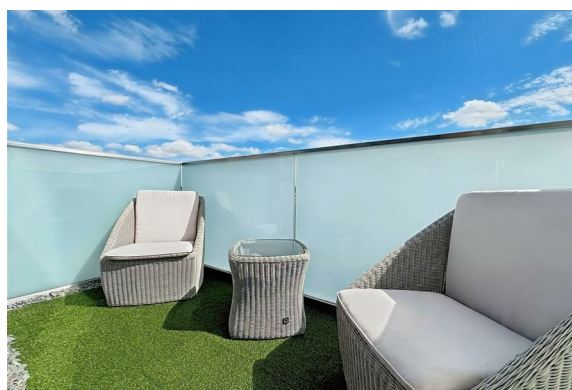


## Colliford Road, West Thurrock, Grays

Offers Over £295,000



- Well presented flat offered for sale with 993 year lease remaining
- Modern decor throughout
- Lift access
- Open plan lounge/diner/kitchen with access to spacious balcony
- Located close to Lakeside Shopping centre and M25 road links
- Near to train station
- Allocated parking space plus visitor parking
- Entrance hall, open plan lounge/diner/kitchen, two well proportioned bedrooms, en-suite and family bathroom
- Plenty of storage space



Positioned on Colliford Road in the vibrant area of West Thurrock, Grays, this well-presented flat offers a delightful blend of modern living and convenience. With a generous lease of 993 years remaining, this property is an excellent investment for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by a welcoming entrance hall that leads to an open plan lounge, dining area, and kitchen. This spacious layout is perfect for entertaining and everyday living, with large windows allowing natural light to flood the space. The lounge opens onto a sizeable balcony, providing an ideal spot to relax and enjoy the fresh air.

The flat boasts two well-proportioned bedrooms, including a master suite with an en-suite, ensuring privacy and comfort. A separate family bathroom adds to the convenience of this home, making it suitable for guests or family members.

Additional features include lift access, an allocated parking space, and visitor parking, enhancing the practicality of this property. Its prime location is a significant advantage, being in close proximity to the popular Lakeside Shopping Centre, offering a variety of shops and dining options. Furthermore, excellent transport links, including nearby train stations and the M25 motorway, make commuting a breeze.

This flat is a perfect opportunity for those seeking a modern, low-maintenance lifestyle in a well-connected area. Don't miss the chance to make this lovely property your new home.

Enter the building via secure intercom entry.

Lift service to all floors.

L-shaped entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises, white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls. Heated towel rail.

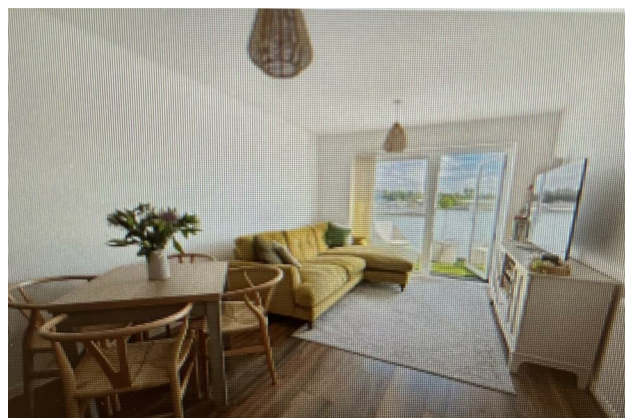
Bedroom one 11'11 x 10'8 double glazed window.

En-suite comprises, larger than average shower. Wash hand basin and WC. Part tiling to walls.

Bedroom two 11'11 x 9'0 double glazed window.

Open plan lounge/diner/kitchen 29'7 x 10'5 external door opens onto spacious balcony. Wooden style flooring.

Kitchen offers a range of high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob and oven to remain. Continuation of flooring.





#### THE SMALL PRINT:

Length of Lease: 993 years remaining  
Annual Ground Rent: £500.00  
Annual Service Charge: £1,500  
Freeholder: tbc  
Council Tax Band: C  
Local Authority: Thurrock  
Lift to all floors

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.

AML Checks - Law says we must run one. £60 + 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.



