



Rectory Court, Rectory Road, Grays

Guide Price £220,000



- Well-proportioned two bedroom ground floor flat set within the popular Rectory Court development in Grays
- Secure intercom entry system providing peace of mind and controlled access to the building
- Welcoming entrance hallway offering excellent built-in storage space
- Spacious lounge/diner ideal for both everyday living and entertaining
- Modern fitted kitchen designed for practicality and contemporary living
- Two good size bedrooms offering flexible accommodation for homeowners or sharers
- Well-maintained bathroom serving the property
- Allocated parking space included with the flat
- Additional visitors parking available within the development
- Long lease of approximately 163 years remaining, ideal for buyers and investors alike



GUIDE PRICE - £220,000 - £250,000

Smart, spacious, and set for easy living at Rectory Court.

This well-proportioned two bedroom ground floor flat is neatly positioned within the popular Rectory Court, Grays, delivering a practical layout with plenty of everyday appeal.

Step inside via a secure intercom entry system into a welcoming entrance hallway, complete with excellent storage (because you can never have too much). The generous lounge/diner offers the perfect spot to relax, host, or unwind after a long day, while the modern kitchen keeps things sleek and functional.

Both bedrooms are good size and versatile, ideal for sharers, guests, or home working, all serviced by the main bathroom.

The extras seal the deal: an allocated parking space, additional visitors parking, and the rare bonus of a long 163-year lease, making this a smart move whether you're buying your first home, downsizing, or investing.

Comfortable, convenient, and quietly confident — Rectory Court is one to watch.



Colubrid.co.uk

THE SMALL PRINT:

Council Tax Band: C
Local Authority: Thurrock
Service Charge: £87.24 per month
Annual Ground Rent: £120.00
Length of Lease: 163 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.



Ground Floor



