



## Athenaeum Apartments, Argent Street, Grays

Offers Over £310,000



- Stunning two bedroom top floor apartment in the exclusive Athenaeum Apartments development
- Built in 2019 and presented in immaculate condition throughout and a long lease of approximately 119 years remaining
- Fantastic location close to Grays train station, town centre, and riverside walks
- Swanky hotel-style communal areas with lift access and elegant décor
- End-of-block position offering exceptional privacy and tranquillity
- Spacious open-plan lounge/kitchen/diner with breakfast bar and integrated appliances
- Large private balcony with spectacular views of the River Thames
- Two generous bedrooms, including a master with en-suite shower room
- Modern family bathroom finished to a high standard
- Allocated parking space within secure gated grounds with fob access



**Stunning Top Floor Two Bedroom Apartment with River Views and Balcony in Exclusive Athenaeum Apartments.**

Occupying a prime position within the sought-after Athenaeum Apartments development on Argent Street, Grays, this exceptional two bedroom top floor apartment offers stylish modern living with an impressive sense of space and privacy. Built in 2019 and boasting a long lease of approximately 119 years remaining, this contemporary home perfectly combines luxury, convenience, and location.

From the moment you step into the communal entrance, you're greeted by elegant hotel-style décor, creating a sophisticated first impression. With lift access to the top floor, the apartment itself is ideally positioned at the end of the block, ensuring maximum privacy and tranquillity.

Inside, the property features an inviting entrance hallway leading to a beautiful open-plan lounge, kitchen, and dining area – a bright, airy space ideal for entertaining or relaxing. The modern fitted kitchen is equipped with integrated appliances and a stylish breakfast bar, while full-height doors open out to an expansive private balcony offering glorious views across the River Thames.

There are two generous bedrooms, including a superb master suite with a luxury en-suite shower room, alongside a well-appointed modern family bathroom. Every room has been finished to a high standard, reflecting a true sense of contemporary elegance.

Externally, residents benefit from a secure allocated parking space within electric gated grounds, providing both peace of mind and convenience.

Perfectly positioned within close proximity to Grays train station, town centre amenities, and river walks, this outstanding property makes an ideal home for professionals, downsizers, or investors alike.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Main bedroom 11'11 x 11'1 (3.63m x 3.38m) double glazed window.

En-suite shower room comprises larger than average shower, wash basin and WC. Heated towel rail. Tiling to splash back areas.

Bedroom two 11'11 x 8'5 (3.63m x 2.57m) double glazed window.

Family bathroom comprises panel bath fitted with "Rainfall" style shower and glass splash screen door. Wash basin and WC. Tiling to splash back areas. Tiled flooring.

Open plan kitchen/lounge 19'8 x 15'7 (6.00m x 4.75m) Bi-fold doors open onto balcony. Parquet style wooden flooring. Smooth ceiling with spotlighting.

Range of wall and base mounted units with matching pan size storage drawer and centre island/breakfast bar. Electric hob, encased oven, built in microwave and feature extractor hood to remain. Continuation of flooring.

The property also has allocated parking space within secure gated grounds with fob access.



**THE SMALL PRINT:**

Council Tax Band: D  
Local Authority: Thurrock  
Annual Service Charge: £1,184.00  
Annual Ground Rent: £350.00  
Annual Building Insurance: £697.00  
Length of Lease: 119 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.

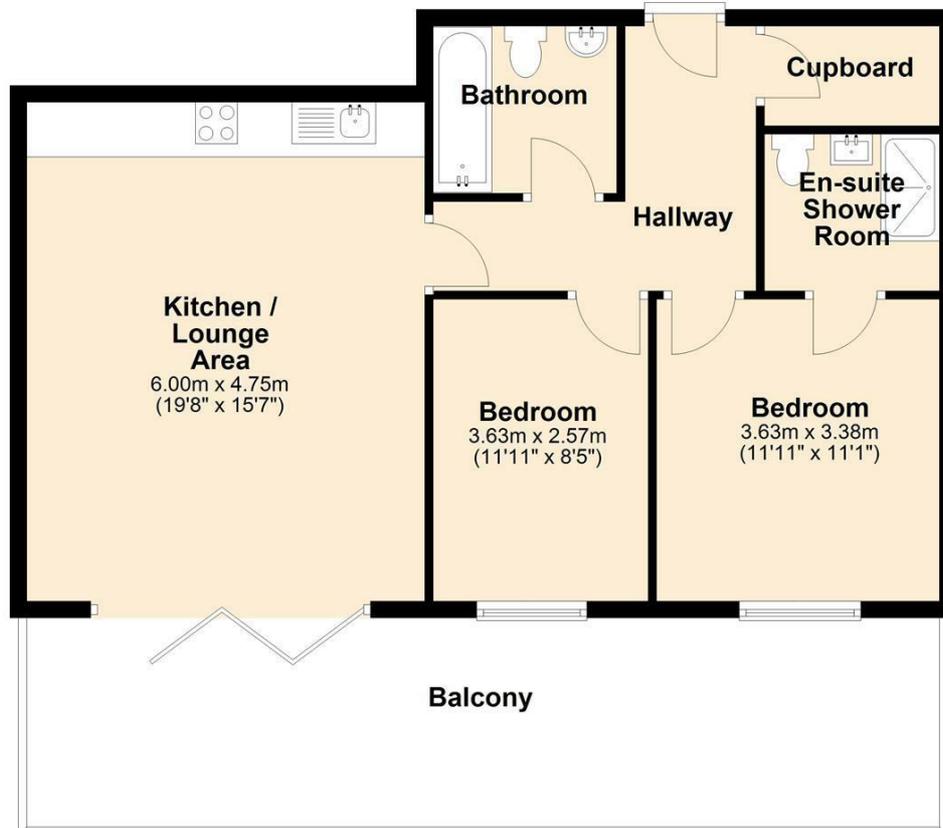
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

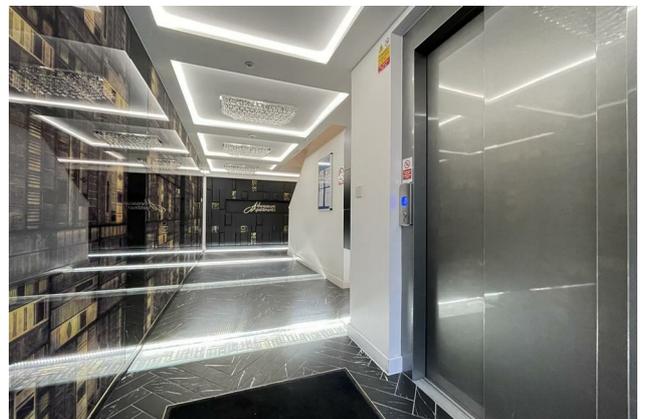
AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

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.



**Top Floor**





**Colubrid.co.uk**