



## Albany Heights, Hogg Lane, Grays

Guide Price £190,000



- Positioned on the top floor of the sought-after Albany Heights development, offering enhanced privacy, elevated views and a peaceful living environment away from street level.
- Ideally located just a short walk from Grays town centre, providing easy access to a wide range of shops, restaurants, cafes and everyday amenities.
- Conveniently situated approximately 0.2 miles from Grays train station, making it an excellent choice for commuters with direct links into London and surrounding areas.
- Accessed via a secure intercom entry system with well-maintained communal areas and the added benefit of lift access to all floors.
- Welcoming entrance hallway featuring a useful utility cupboard, ideal for additional storage and housing laundry appliances.
- Spacious and well-proportioned lounge/diner, offering a versatile living and entertaining space, enhanced by a Juliette balcony that allows for plenty of natural light and fresh air.
- Beautifully appointed modern kitchen fitted with a range of contemporary units and integrated appliances, designed for both practicality and style.
- Stylish bathroom finished to a high standard, featuring modern fixtures and fittings to create a clean and comfortable space.
- Generous double bedroom providing ample room for furnishings, creating a relaxing and restful retreat.
- Further benefits include a dedicated cycle storage room and an underground allocated parking space with secure electric gated fob access, ensuring both convenience and peace of mind.



**Top floor living, Juliette balcony, underground parking... this one ticks all the right boxes.**

**Welcome to this beautifully presented one bedroom apartment in Albany Heights, where style meets convenience just moments from Grays town centre and a short 0.2 mile stroll to the station—ideal for commuters and anyone who values having everything within easy reach.**

Step inside and you're greeted by a bright and inviting hallway, complete with a practical utility cupboard to keep things neatly tucked away. The lounge/diner is a real highlight—spacious, filled with natural light, and finished with a charming Juliette balcony that brings the outside in.

The kitchen is sleek and contemporary, perfectly suited to both everyday living and entertaining, while the modern bathroom continues the clean, stylish finish. The generous double bedroom provides a calm and comfortable retreat, rounding off a well-designed layout.

Additional benefits include secure intercom entry, lift access, cycle storage, well-maintained communal areas, and an underground allocated parking space with electric gated access.

With its excellent location and turnkey condition, this is a home that feels as good as it looks—and one that won't stay available for long.



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**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/72-albany-heights-hogg-lane-grays-rm17-5xn/5198384>

Annual Service Charge: £1,900 approximate  
Annual Ground Rent: £200.00 approximate  
Length of Lease: 105 years remaining approximately

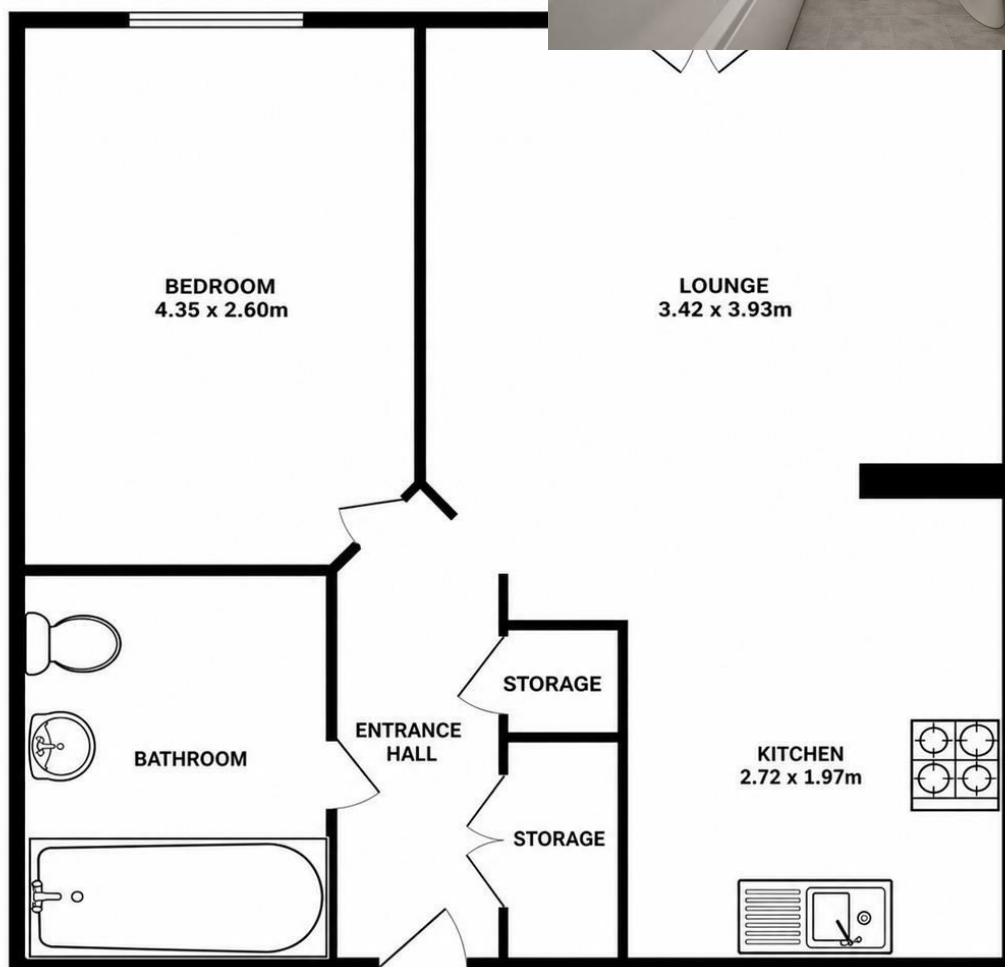
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and 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.





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