



Colliford Road, Grays

Guide Price £270,000



- Modern two bedroom second floor apartment, constructed in 2020 by renowned 5-star housebuilder Bellway Homes and finished to a high contemporary standard throughout
- Located within the highly desirable Renovo development, known for its well-maintained surroundings and strong community feel
- Long lease with approximately 119 years remaining, offering excellent long-term security for homeowners and investors alike
- Benefit of over three years remaining on the NHBC warranty, providing additional peace of mind
- Spacious and well-designed open-plan lounge/kitchen/diner, ideal for both everyday living and entertaining guests
- Stylish fitted kitchen complete with integrated appliances and a sleek breakfast bar, combining practicality with modern design
- Private balcony accessed from the living area, offering an ideal outdoor space for relaxing or socialising
- Two well-proportioned bedrooms, including a generous principal bedroom with its own contemporary en-suite shower room
- Modern family bathroom, finished to a high specification with quality fixtures and fittings
- Additional benefits include lift access, secure video intercom entry system, allocated parking, visitor parking, communal bike storage with fob access, and attractive green communal spaces within the development



GUIDE PRICE £270,000 - £300,000

A beautifully presented two bedroom second floor apartment, set within the highly sought-after Renovo development on Colliford Road in Grays — a home that delivers style, convenience and just the right amount of “I could live here” energy.

Constructed in 2020 by the award-winning 5-star builder Bellway Homes, this contemporary apartment comes with approximately 119 years remaining on the lease, along with over three years' remaining NHBC warranty — so you can focus on enjoying the space rather than worrying about it.

Step inside and you're welcomed by an inviting entrance hallway, complete with a secure video intercom system and handy storage. The real highlight is the impressive open-plan lounge/kitchen/diner — a bright, sociable space designed for modern living. With integrated appliances, a sleek breakfast bar and room to relax or entertain, it's the kind of layout that just works. The private balcony adds that extra touch, perfect for a quiet morning coffee or something a little more celebratory at the end of the day.

There are two well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, plus a stylish family bathroom — ideal whether you're hosting guests or just enjoying a bit of extra space.

The development itself is equally well thought out, offering lift access, well-maintained communal areas, a secure bike shed with fob access, allocated parking, visitor spaces and attractive green areas to break up the day-to-day.

Location-wise, it's hard to beat. You're just moments from Lakeside Shopping Centre and the surrounding retail parks, meaning shopping, dining and last-minute plans are always within easy reach. Chafford Hundred railway station is also close by for direct links into London, while the M25 keeps you well connected by road.

Stylish, low-maintenance and perfectly positioned — this is modern apartment living done properly.



THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/32-colliford-road-grays-rm20-3bq/5116649>

Service Charge: £184.89 per month

Annual Ground Rent: n/a

Length of Lease: details to be confirmed

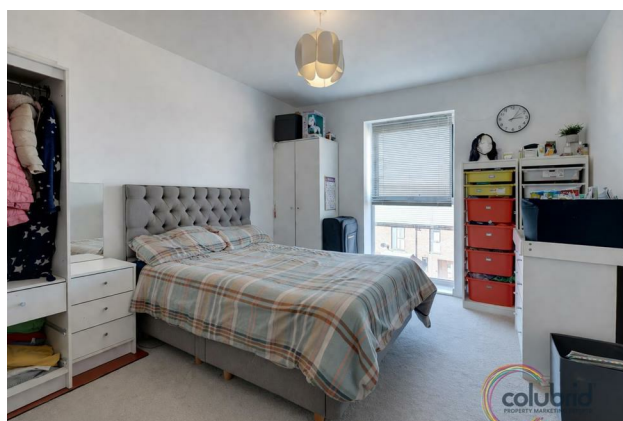
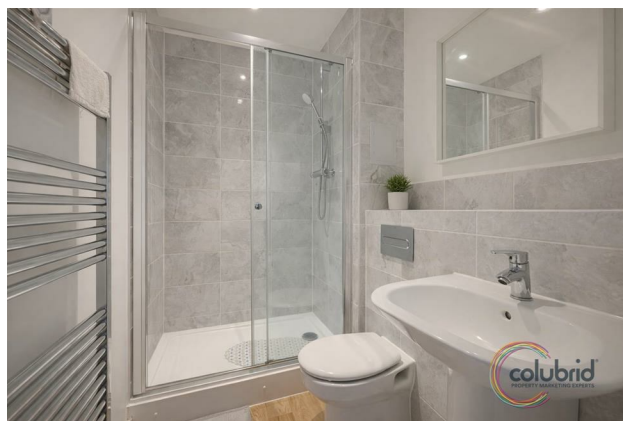
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

