

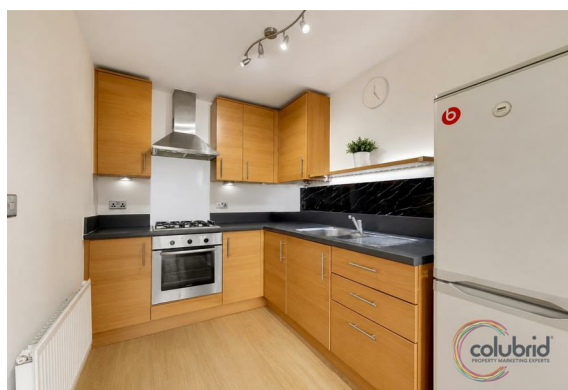


## Albany Heights, Seally Road, Grays

Guide Price £180,000



- Beautifully presented one bedroom apartment situated within the sought-after Albany Heights development in the heart of Grays.
- Ideally located just 0.2 miles from Grays railway station, offering excellent transport links for commuters.
- Positioned only a short walk from Grays town centre with its range of shops, restaurants, cafés and everyday amenities.
- Offered to the market with no onward chain, making it an ideal purchase for first time buyers, investors or those looking for a straightforward move.
- Welcoming entrance hallway with secure intercom entry system providing both convenience and added security.
- Spacious open plan lounge/kitchen/diner designed for modern living and entertaining, complete with a Juliette balcony.
- Generous double bedroom featuring dual aspect windows allowing an abundance of natural light throughout the room.
- Well-appointed bathroom finished in a clean and contemporary style with quality fittings.
- Benefiting from a top-of-the-range Worcester Bosch combi boiler installed in 2025, offering improved efficiency and peace of mind.
- Allocated underground parking space with secure gated access alongside a long remaining lease of approximately 105 years, providing buyers with additional peace of mind and long-term security.



**GUIDE PRICE £180,000 - £200,000.**

**Location, convenience and just the right amount of style — this impressive one bedroom apartment in Albany Heights ticks all the boxes for modern living.**

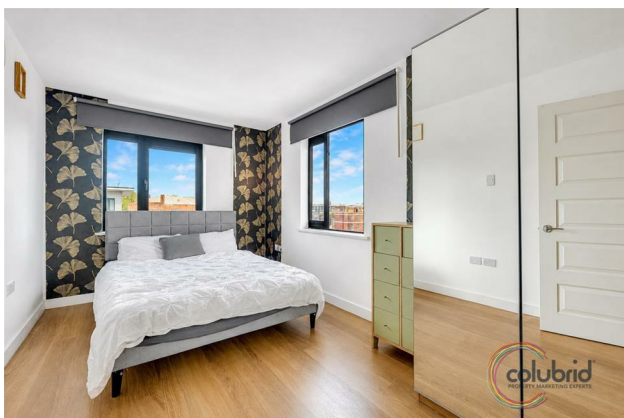
Positioned just 0.2 miles from Grays station and only moments from the town centre, this is the kind of home where the morning commute gets shorter and the weekend coffee run gets much easier.

Inside, the apartment offers a welcoming entrance hallway with secure intercom entry before opening into a bright and spacious open plan lounge/kitchen/diner. Complete with a Juliette balcony, it's a space designed for modern living, relaxed evenings and pretending you'll only watch one episode.

The generous bedroom benefits from dual aspect windows flooding the room with natural light, while the well-appointed bathroom continues the clean and contemporary feel throughout.

Practicality hasn't been forgotten either, with a top-of-the-range Worcester Bosch combi boiler installed in 2025 and the added luxury of allocated underground gated parking — because finding a parking space should not be an Olympic sport.

Offered with no onward chain, this is a fantastic opportunity for first time buyers, commuters or investors looking for a stylish home in a seriously convenient location.



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#### THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/96-albany-heights-seally-road-grays-rm17-5xg/5295032>

Annual Service Charge: £1,900

Annual Ground Rent: tbc

Length of Lease: 106 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. £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



