



Wharf Road, Grays

Guide Price £175,000



- One-bedroom second-floor flat situated within Bell House on Wharf Road, Grays.
- Superb commuter location, with Grays railway station approximately 0.3 miles away.
- Direct rail connections to London Fenchurch Street, ideal for commuters travelling into the capital.
- Grays Town Centre approximately 0.3 miles away, providing convenient access to shops, services and everyday amenities.
- Spacious open-plan lounge/diner, creating a flexible and sociable main living area.
- Large double bedroom offering generous space for bedroom furniture and storage.
- Excellent storage provision, including the additional benefit of access to loft space.
- Secure communal entry system providing controlled access into the building.
- Allocated parking space, a valuable advantage in such a conveniently located property.
- Excellent road and leisure connections, with easy access to the A13, M25, Lakeside and walks along the Thames Estuary.



GUIDE PRICE- £175,000 - £190,000

Spacious one-bedroom second-floor flat with allocated parking, loft storage and open-plan living, superbly located just 0.3 miles from Grays station and town centre with excellent commuter links.

Perfectly positioned for commuters and anyone wanting convenience right on their doorstep, this spacious one-bedroom second-floor flat in Bell House, Wharf Road offers comfortable, well-proportioned accommodation together with allocated parking and excellent transport connections.

Accessed via a secure communal entry system, the property opens into a welcoming entrance hall leading to a generous double bedroom, bathroom and an impressive open-plan lounge/diner leads to the kitchen. This bright, sociable living space provides plenty of room for relaxing, dining and entertaining, while the practical layout makes excellent use of the available space.

Storage is another real plus, with plenty of useful storage throughout as well as access to loft space – a particularly handy feature for apartment living. Outside, the property also benefits from its own allocated parking space.

Location is where this flat really stands out. Grays Town Centre and Grays railway station are both approximately 0.3 miles away, putting shops, amenities and transport links within easy walking distance. From Grays station, commuters benefit from direct rail services into London Fenchurch Street, making this an excellent option for those travelling into the capital.

For leisure time, there is easy access to walks along the Thames Estuary, while motorists are well placed for connections to the A13 and M25, as well as the extensive shopping, dining and leisure facilities available at Lakeside Shopping Centre.

Combining a spacious open-plan interior, excellent storage, allocated parking and a superb commuter-friendly location, this is a property that deserves to be viewed.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/flat-36-bell-house-wharf-road-grays-rm17-5wx/5587350>

Annual Service Charge: £2,000

Annual Ground Rent: £30.00

Length of Lease: 88 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.



