



## Meridian Court, Thames Road, Grays

Guide Price £220,000



- Two well-proportioned bedrooms — no box rooms here
- Principal bedroom with en-suite, because sharing bathrooms is overrated
- Spacious open-plan lounge/kitchen made for modern living (and hosting)
- Private balcony for fresh air, morning coffees and sunset vibes
- One allocated parking space — your car will thank you
- Contemporary family bathroom plus en-suite shower room
- Lift access within a well-maintained development (stairs optional)
- Long lease with approximately 134 years remaining — future-proofed
- Prime commuter location near Grays train station
- Close to Lakeside Shopping Centre for shopping, dining and downtime



**Guide Price £220,000 - £240,000**

**If convenience had an address, it would be Thames Road, Grays. This smartly laid-out two bedroom apartment delivers modern living with commuter credentials, lifestyle perks and a layout that just works.**

Step inside and you're greeted by a welcoming hallway with handy storage (because clutter is overrated), leading into the heart of the home: a bright and spacious open-plan lounge/kitchen. Whether it's Netflix nights, dinner with friends or a Sunday reset, this space handles it all with ease. Natural light pours in, and when you need fresh air, simply step out onto your private balcony — coffee in the morning, wind-down drink in the evening, your call.

The sleeping arrangements are thoughtfully zoned for privacy. The principal bedroom comes complete with its own en-suite shower room, giving main-character energy, while the second bedroom is perfect as a guest room, home office or hybrid "WFH by day, sleep by night" space. A modern family bathroom serves the rest of the apartment, keeping mornings drama-free.

Add in lift access, one allocated parking space (no parking roulette here) and a long lease with 134 years remaining, and you've got peace of mind locked in. Location-wise, you're just moments from Grays train station for stress-free commuting, while Lakeside Shopping Centre is close enough for spontaneous retail therapy, dining and entertainment.

Stylish, sensible and superbly located — this is apartment living done right.

Grays is a well-connected riverside town in the borough of Thurrock, offering an ideal balance between convenient commuting and relaxed suburban living. Situated on the north bank of the River Thames, the town benefits from excellent transport links, a wide range of local amenities and ongoing investment as part of the Thames Gateway regeneration area.



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**THE SMALL PRINT:**

Council Tax Band: D  
Local Authority: Thurrock  
Lease years remaining 104  
Service charge £2850 PA  
Ground rent £270 PA

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.



