



## Woodside Close, Grays

£240,000



- Two bedroom first floor apartment set within the highly desirable Quantum development on Woodside Close, Grays
- Constructed in 2015 by one of the UK's largest developers, offering modern design, quality build and contemporary living
- Long lease with approximately 113 years remaining, providing excellent long-term security for homeowners and investors
- Spacious and welcoming entrance hallway featuring a secure video intercom entry system
- Impressive open-plan lounge/kitchen with stylish modern fittings, sleek cabinetry and a sociable layout ideal for entertaining
- Fully integrated kitchen appliances, combining practicality with a clean, streamlined finish
- Private balcony providing a glorious outlook over surrounding greensward, perfect for relaxing outdoors
- Two generous double-sized bedrooms, offering flexible accommodation for professionals, sharers or families
- Modern family bathroom finished to a contemporary standard with quality fixtures and fittings
- Allocated parking, completing this superb offering within a well-maintained and popular development



# Welcome to Woodside Close — where modern living meets a little everyday luxury.

**Positioned on the first floor of this highly desirable development, this superb two bedroom apartment, built in 2015 by one of the UK's largest developers, delivers space, style and scenery in equal measure.**

Positioned on the first floor of this highly desirable development, this superb two bedroom apartment, built in 2015 by one of the UK's largest developers, delivers space, style and scenery in equal measure, further complemented by a long lease with approximately 113 years remaining — a reassuring bonus for buyers and investors alike.

Step inside and you're greeted by a generous entrance hallway complete with a secure video intercom system — because peace of mind never goes out of style. The star of the show is the impressive open-plan lounge/kitchen, beautifully finished with sleek modern units, integrated appliances and ample space to host, relax or unwind. Open the doors to reveal a private balcony offering a glorious green outlook, proving apartment living doesn't mean compromising on views.

Two great size bedrooms provide comfortable, flexible accommodation, while the contemporary family bathroom completes the interior with a clean, modern finish.

Externally, the property benefits from allocated parking, all set within the ever-popular Quantum development — known for its attractive surroundings, smart design and convenient access to local amenities and transport links.

Stylish, spacious and sensibly future-proofed — this is a home that makes scrolling stop and viewings follow.

## Area Guide – Quantum Development, Grays

The Quantum development is widely regarded as one of Grays' most desirable modern residential addresses, offering a smart, well-planned environment with attractive green spaces and a strong sense of community. Designed with contemporary living in mind, the development blends modern architecture with landscaped surroundings, making it popular with professionals, families and investors alike.

Grays town centre is close at hand, providing a wide range of shops, cafés, restaurants and everyday amenities, while Lakeside Shopping Centre is just a short drive away, offering extensive retail, dining and leisure options. For commuters, Grays C2C station provides direct rail links into London Fenchurch Street, and excellent road connections via the A13 and M25 make travel across Essex and into London straightforward.

With riverside walks nearby, green open spaces on the doorstep and strong transport links, Quantum offers a lifestyle that balances convenience, connectivity and modern comfort — a key reason the development continues to attract strong demand.



#### THE SMALL PRINT:

Council Tax Band: C

Local Authority: Thurrock

Annual Ground Rent: £175.00 per month including service charge

Length of Lease: 113 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.

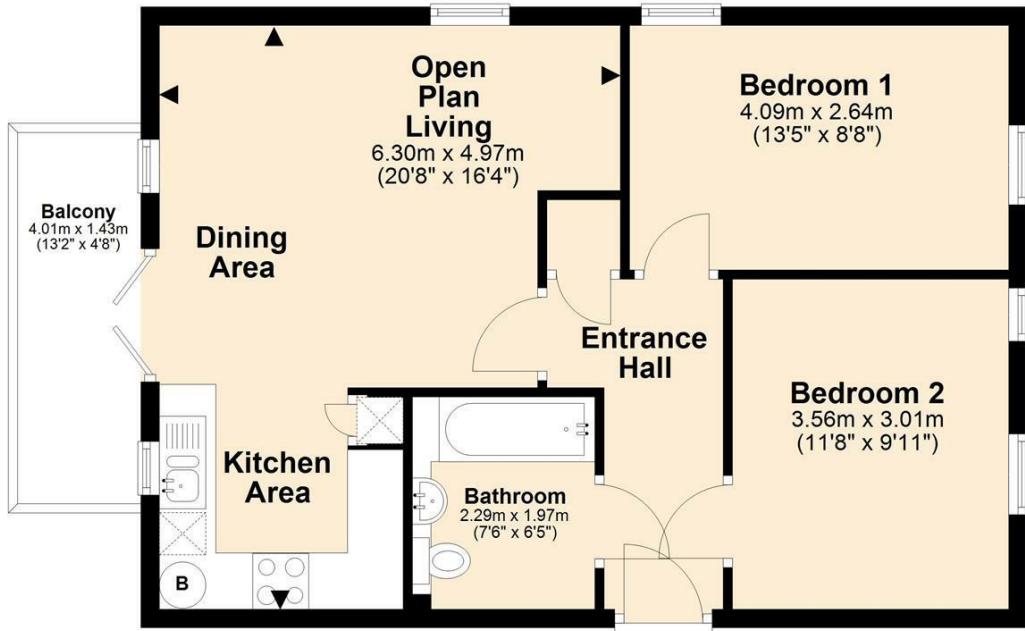
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £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.



### First Floor Flat





**Colubrid.co.uk**