College Close, Grays

£1,100 Per Calendar Month

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- Available from mid-November, date TBC — The property is expected to become available around the middle of November, with the precise move-in date to be confirmed, giving prospective tenants time to start planning ahead.
- Top-floor position — Enjoy an elevated setting with the considerable bonus of nobody living directly above you. Anyone who has experienced the mysterious midnight furniture rearranger will appreciate this one.
- Generous lounge/diner — A flexible main living space with room for comfortable seating and a dining area, without having to choose whether you'd rather own a sofa or a table.
- That window alcove — A characterful little bonus space that's ready to become a reading nook, home-working spot, plant jungle, music corner or the location where every video call mysteriously takes place.
- Separate kitchen — Dedicated cooking space keeps tonight's garlic-heavy masterpiece safely separated from tomorrow morning's living-room atmosphere.
- Proper double bedroom — Comfortable proportions allow for a genuine double-bedroom setup rather than the familiar rental challenge of fitting a bed into something previously described as "cosy."
- Bright, comfortable accommodation — The top-floor position and windows help create a pleasant sense of light throughout the property and give the flat an appealing everyday atmosphere.
- Useful entrance hall — Often overlooked but genuinely handy, the entrance hall provides separation from the communal areas and gives the flat a much more natural internal layout.
- Walkable to Grays town centre — Shops, services and everyday amenities are conveniently accessible on foot, making spontaneous milk, coffee and "I definitely forgot something" trips considerably easier.

Top-floor one-bedroom Grays gem with bright lounge/diner, quirky window alcove and separate kitchen, walkable to town and station, with availability expected from mid-November, date TBC.

Perched on the top floor of a residential development on College Close, this one-bedroom flat offers a bright, practical home with enough personality to make scrolling through rental listings considerably less tedious.

Accessed via a communal entrance, the property opens into its own entrance hall, providing a useful divide between the outside world and your new home. From here, the accommodation flows into a comfortable double bedroom, bathroom, separate kitchen and generously proportioned lounge/diner.

The lounge/diner is the natural star of the show. There’s room to create distinct relaxing and dining zones, whether your idea of entertaining involves a properly laid table or balancing a takeaway on your knee while insisting you'll only watch one more episode.

Then there’s the lovely little alcove beneath the window — a surprisingly useful bonus that gives the room a bit of extra character. Reading corner, plant headquarters, compact workspace, record collection, gaming setup or the carefully curated background for your next suspiciously professional social post; it’s ready for whatever role you give it.

The separate kitchen keeps cooking away from the main living space and provides everything needed for weekday breakfasts, experimental dinners and the occasional meal that started with good intentions and ended with opening an app.

The double bedroom offers proper grown-up sleeping space, while the bathroom completes the accommodation. Being positioned on the top floor is another welcome bonus, giving the flat an elevated feel and, importantly, meaning there’s nobody living directly above you.

Location-wise, College Close puts you in a particularly handy position. Grays town centre is within walking distance, placing shops, services and everyday essentials conveniently close by. Grays railway station is also walkable, with direct rail services into London Fenchurch Street, making this an appealing option for commuters who want straightforward London access without paying London prices.

In social-media terms: good natural light, a lounge with actual space, a window alcove waiting for its main-character moment and a station you can reach without starting the car. In estate-agent terms: viewing recommended.

The property is expected to be available from mid-November, with the exact move-in date to be confirmed. Early enquiries and viewings are encouraged for anyone hoping to get their next move lined up ahead of time.

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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/21-college-close-grays-rm17-5up/5649425

Tenancy Fees
Holding Deposit: 1 week's rent to say "we like you."

Security Deposit:
Under £50k/year - 5 weeks' rent
£50k+ - 6 weeks' rent
Covers damages or "oops" moments.

Other Fees:
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Contract change/tenancy tweak: £50
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