



Athenaeum Apartments, Argent Street, Grays

Guide Price £230,000



- Modern one-bedroom first floor apartment located in the highly sought-after Athenaeum Apartments, built in 2020, offering contemporary living with stylish finishes throughout.
- Long lease of approximately 118 years remaining, providing peace of mind and long-term security for the new owner.
- Impressive communal entrance with a boutique hotel-style atmosphere, maintained to a high standard and featuring convenient lift access.
- Secure intercom entry system for added safety and privacy.
- Bright and spacious open-plan lounge/kitchen/diner with ambient lighting, a breakfast bar island, and integrated appliances, ideal for both relaxing and entertaining.
- Bi-fold doors opening onto a large private balcony, perfect for outdoor dining, morning coffee, or unwinding with evening drinks.
- Generously sized double bedroom providing a comfortable and restful space.
- Contemporary bathroom featuring a built-in television, allowing you to enjoy your favourite shows while soaking in the bath.
- Allocated parking space within secure gated underground parking, offering convenience and security.
- Prime location just 0.2 miles from Grays railway station, making it an excellent choice for commuters, and within easy walking distance of Grays town centre amenities and scenic riverside walks at Grays Beach Riverside Park.



GUIDE PRICE- £230,000 - £250,000

Step inside this slick one-bedroom first floor apartment in the ever-coveted Athenaeum Apartments, where modern style meets riverside living—and the long 118 lease means you're set for the long haul. Built in 2020, this place has all the comforts you want and none of the fuss you don't.

From the moment you enter the communal area, you'll feel like you're checking into a boutique hotel with stylish decor, lift access, secure entry, and that fresh, stylish vibe, this is the kind of place that says, "Welcome home," loud and clear.

The heart of the flat? A beautifully presented open-plan lounge/kitchen/diner, complete with mood lighting and a breakfast bar island that's just waiting for your morning coffee ritual—or a cheeky glass of wine later on. The bi-fold doors swing wide open to reveal a huge balcony—the perfect stage for your best "just woke up" selfie or an evening chill-out spot that's Instagram-ready every time.

The bedroom is a generous size (because who wants to squeeze into a shoebox?), and the bathroom? Let's just say Netflix and soak has reached a whole new level with a built-in TV. Bath time just got a serious upgrade.

Parking woes? Not here. You've got your own allocated space in secure gated underground parking—because hunting for a spot is so last decade.

Location-wise, you're just 0.2 miles from Grays train station, meaning London is never far away. Plus, Grays town centre's amenities are a short stroll, and if you're the outdoorsy type or just like to pretend you are, the nearby riverside park is perfect for jogs or evening walks.

In short, this apartment isn't just a home; it's a lifestyle upgrade with all the perks and none of the hassle. Grab it before someone else does.



Colubrid.co.uk

THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/102-athenaeum-apartments-argent-street-grays-rm17-6fy/5071644>

Service Charge: £1,400 per annum
Annual Ground Rent: £250.00
Length of Lease: 118 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.



Ground Floor



