



Hayes Close, Grays

Offers Over £170,000



- **Extended 152-Year Lease** – A significant advantage for buyers, offering long-term peace of mind and making the property an excellent choice for both owner-occupiers and investors alike.
- **Ground Floor Convenience** – Situated on the ground floor for easy accessibility, ideal for first-time buyers, downsizers or anyone seeking low-maintenance, step-free living.
- **Highly Convenient Location** – Positioned within the popular Hayes Close development, just 0.8 miles from Chafford Hundred railway station, providing excellent commuter links into London.
- **Excellent Road & Retail Links** – Perfectly located for easy access to the M25, Lakeside Shopping Centre and Thurrock Retail Parks, offering an extensive range of shopping, dining and leisure facilities.
- **Spacious Lounge/Diner** – A bright and generously proportioned reception room providing ample space for both relaxing and entertaining, making it the ideal heart of the home.
- **Beautifully Appointed Kitchen** – A stylish and well-designed kitchen offering an excellent range of storage and workspace, perfectly suited to modern everyday living.
- **Generous Double Bedroom** – A well-proportioned bedroom providing comfortable accommodation with plenty of space for wardrobes and additional furnishings.
- **Contemporary Shower Room** – Finished to a modern standard with quality fixtures and fittings, creating a sleek and practical space.
- **Excellent Parking Facilities** – The development benefits from ample resident and visitor parking, adding everyday convenience for homeowners and guests alike.
- **Ideal First Home or Investment Opportunity** – Combining a long lease, spacious accommodation, excellent transport links and close proximity to local amenities, this superb apartment represents an outstanding opportunity for first-time buyers, downsizers and



Ground floor apartment. Long lease. Fantastic location. We have a feeling this one's going to attract plenty of attention.

Whether you're taking your first step onto the property ladder, searching for a smart buy-to-let investment or looking to downsize without compromising on convenience, this beautifully presented one-bedroom ground floor apartment could be exactly what you've been waiting for.

Positioned within the popular Hayes Close development, this superb home comes with one particularly impressive advantage – an extended lease of approximately 152 years, providing valuable peace of mind for many years to come.

Location is everything, and this apartment certainly delivers. Chafford Hundred railway station is just 0.8 miles away, making commuting into London refreshingly straightforward, while the nearby M25 offers excellent road connections. When it's time to unwind, Lakeside Shopping Centre, Thurrock Retail Parks, restaurants, cafés and leisure facilities are all within easy reach. Your weekends have just become a little easier to plan.

Step inside and you'll immediately appreciate the welcoming feel of the property. The entrance hallway leads through to a spacious lounge/diner, creating the perfect setting for relaxing after work, entertaining friends or simply enjoying a quiet evening at home. The beautifully appointed kitchen combines style with practicality, while the generous double bedroom provides a peaceful retreat. Completing the accommodation is a modern, well-finished shower room.

Outside, the development benefits from excellent parking facilities, ensuring convenience for both residents and visitors alike.

Let's face it – properties offering a ground floor position, an exceptionally long lease, stylish interiors and such a convenient location don't stay available for long. Whether it's your first home, your next investment or a fresh start, this apartment is ready for its next owner to simply move in and enjoy.

Sometimes the best properties aren't the loudest... they're the ones that quietly tick every box.



THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/34-parsonage-road-grays-rm20-4ax/5435564>

Service Charge: £174.00 per month

Annual Ground Rent: £0

Length of Lease: 152 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.



