



Brandon Close, Chafford Hundred

Guide Price £230,000



- **Spacious Ground-Floor Apartment** – A well-proportioned two-bedroom apartment constructed in 2006, offering versatile accommodation and the convenience of ground-floor living.
- **Bonus Third Room** – An additional room provides valuable extra space, ideal for use as a home office, study, dressing room, nursery or occasional small bedroom.
- **Long 129-Year Lease** – Sold with the added benefit of approximately 129 years remaining on the lease, offering excellent peace of mind for prospective purchasers.
- **Bright Lounge/Diner** – A lovely-sized living and dining room featuring an attractive bay window that draws in an abundance of natural light and adds plenty of character.
- **Well-Appointed Kitchen** – A practical and well-presented kitchen offering plenty of space for everyday cooking, whether you're a keen chef or more of a takeaway connoisseur.
- **Two Good-Sized Bedrooms** – Two generously proportioned bedrooms provide comfortable sleeping accommodation, with plenty of flexibility for couples, families or sharers.
- **Modern Bathroom** – A contemporary bathroom complements the accommodation, while the welcoming entrance hallway benefits from a secure intercom entry system.
- **Allocated & Visitor Parking** – No hunting for a space after a long day, with the apartment benefiting from its own allocated parking alongside additional parking for visitors.
- **Communal Garden Area** – Residents have access to a communal garden area conveniently positioned to the side of the apartment, providing welcome shared outdoor space.
- **Excellent Location & Road Links** – Ideally placed for Lakeside Shopping Centre and Sainsbury's, with convenient access to the A13 and M25 for journeys throughout Essex and beyond.



GUIDE PRICE £230,000 - £250,000

Two Bedrooms... Plus a Little Something Extra

If you like your apartments with a little more up their sleeve, this ground-floor two-bedroom home could be just the ticket. Built in 2006, it comes complete with an additional room ideal as a study, home office or occasional small bedroom, allocated parking and an impressive 129-year lease remaining.

Step through the front door and you're greeted by an inviting entrance hallway with secure intercom entry, before heading into the lovely-sized lounge/diner. The feature bay window is the headline act here, drawing in an abundance of natural light and creating a bright, welcoming space for everything from Sunday lounging to dinner with friends.

The well-appointed kitchen is ready to handle everything from culinary masterpieces to something quick after work, while the modern bathroom keeps things fresh and contemporary.

There are two genuinely good-sized bedrooms, but it's the bonus room that gives this apartment its extra edge. Need a home office? Sorted. Dressing room? Absolutely. Nursery? Why not. Occasional small bedroom? That works too. It's the kind of space you didn't know you needed until you have it.

Outside, there's allocated parking — so no circling the block after a long day — plus visitor parking for when friends and family invite themselves over. Residents can also enjoy a communal garden area positioned to the side of the apartment.

And when it comes to location, convenience is very much the theme. Lakeside Shopping Centre and Sainsbury's are within easy reach, while excellent access to the A13 and M25 makes getting around by car refreshingly straightforward.

Ground floor. Two bedrooms. Bonus room. Allocated parking. 129-year lease.

Technically a two-bedroom apartment. Practically, it's got a bit more to say for itself.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/56-brandon-close-grays-rm16-6qx/5561662>

Monthly Service Charge: £200.00

Annual Ground Rent: £350.00

Length of Lease: 129 years

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.

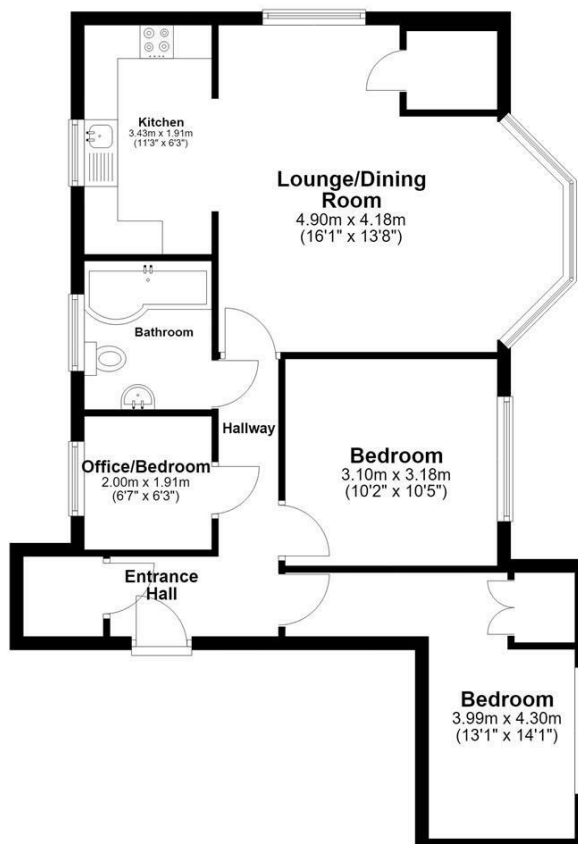
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

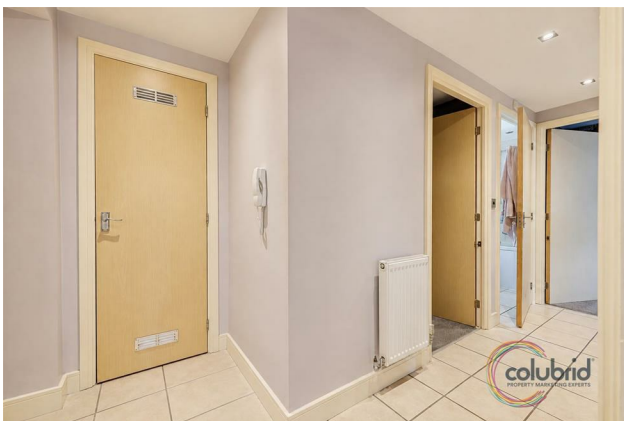
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

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





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