

Whitehall Lane, Grays

Guide Price £170,000

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- Private Courtyard Garden – A rare bonus for apartment living, directly accessed from the bedroom and paved for easy maintenance, with a sitting area perfect for morning coffee or evening drinks.
- No Onward Chain – Offered with the significant advantage of no onward chain, making this an appealing option for first-time buyers, commuters, investors or anyone looking for a potentially smoother move.
- Built in 2016 – A modern purpose-built ground floor apartment constructed in 2016, offering contemporary accommodation that's ready to move into and enjoy.
- Long Lease – Benefiting from approximately 114 years remaining on the lease, providing additional peace of mind for prospective purchasers.
- Open-Plan Living – A lovely size open-plan lounge, kitchen and dining area creates a bright and sociable heart of the home, with an attractive bay window adding character and natural light.
- Good Size Bedroom – A well-proportioned bedroom featuring useful fitted wardrobes and the added luxury of direct access onto the property's private courtyard garden.
- Modern Bathroom – A well-appointed contemporary bathroom completes the accommodation, complementing the modern feel found throughout the apartment.
- Just 0.6 Miles to Grays Station – Ideally positioned for commuters, with Grays train station approximately 0.6 miles away and the town centre and local amenities also within easy reach.
- Secure Intercom Entry – The apartment benefits from a secure intercom entry system, with a welcoming entrance hallway providing access to the accommodation.
- Permit Parking & Storage – Permit parking adds everyday convenience, while the private courtyard garden also features a useful storage shed for those all-important extras.

GUIDE PRICE: £170,000 - £200,000

Ground floor, garden access and a glass of wine with your name on it...

This stylish one bedroom apartment has a few tricks up its sleeve, not least its very own private courtyard garden, accessed directly from the bedroom. Because who said apartment living means giving up your own outside space?

Built in 2016, the property feels modern, bright and ready to enjoy. Step inside and you'll find a welcoming entrance hallway with secure intercom entry, leading through to a lovely size open-plan lounge/kitchen/diner. The bay window brings in plenty of natural light, while the open-plan layout gives you room to cook, dine, relax and entertain without missing any of the conversation.

The bedroom is a great size with fitted wardrobes, but open the door and things get even better. Your own paved courtyard garden awaits, complete with a sitting area that's practically calling out for a morning coffee, an evening glass of wine or a little bit of both at the weekend. There's even a storage shed for the less glamorous essentials.

A smart, modern bathroom completes the accommodation, while permit parking adds another tick to the list.

Location? Rather handy. Grays train station is just 0.6 miles away, with the town centre and local amenities also within easy reach.

Add a long lease of approximately 114 years remaining and the very welcome words NO ONWARD CHAIN, and you've got an apartment that makes a lot of sense.

Modern apartment. Private courtyard. Great location. No chain.

Turns out you can have apartment living and your own little slice of the outdoors.





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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/8a-whitehall-lane-grays-rm17-6ss/5561629

Service Charge: £0
Annual Ground Rent: £100.00
Length of Lease: 115 years remaining

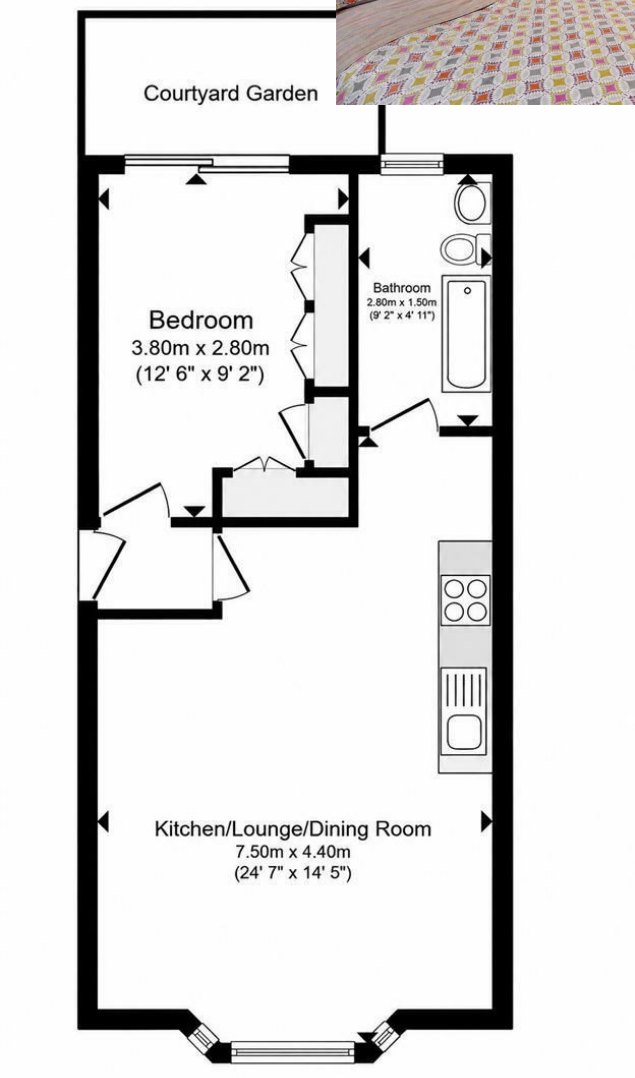
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and 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.



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