

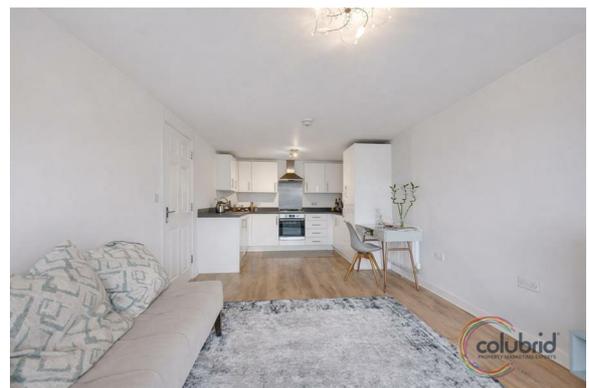


## Schoolfield Road, Grays

Guide Price £200,000



- Spacious second-floor one-bedroom apartment set within the popular Oak Tree House
- Constructed in 2011 and presented in excellent decorative order throughout
- Outstanding 138-year lease offering long-term security and peace of mind
- Generous entrance hallway with secure intercom entry system
- Impressive open-plan lounge, kitchen and dining area ideal for modern living and entertaining
- Well-appointed kitchen with ample storage and workspace
- Private balcony enjoying an attractive outlook over surrounding greensward
- Large double bedroom featuring fitted wardrobes
- Modern, well-finished bathroom
- Allocated parking space plus additional visitor parking available



**GUIDE PRICE £200,000 - £210,000.**

**Set within the ever-popular Oak Tree House, this superb second-floor one-bedroom apartment delivers space, style and an outlook that's far better than your average scroll. Built in 2011 and beautifully presented throughout, it also boasts a 138-year lease, meaning long-term peace of mind comes as standard.**

Step inside via the secure intercom entry system and you're welcomed by a generous hallway that leads through to a fantastic open-plan lounge, kitchen and dining space — perfect for hosting, unwinding or pretending you're on an interiors shoot. The kitchen is well appointed and the room flows effortlessly onto a private balcony, where leafy green views do all the heavy lifting.

The bedroom is a genuinely great size, complete with fitted wardrobes, while the modern bathroom is sleek, stylish and ready to impress.

Outside, the box-ticking continues with allocated parking plus visitor spaces, making everyday life refreshingly easy.

Whether you're buying your first home, upgrading your lifestyle or investing smartly, this apartment proves that location, space and longevity really can come together — and look this good doing it.

Schoolfield Road is ideally positioned for those seeking a balance of convenience and green surroundings. The area benefits from a range of local amenities, including shops, cafés and leisure facilities, all within easy reach, while nearby open green spaces provide welcome outdoor escapes.

Grays town centre is close by, offering a wider selection of retail, dining and entertainment options, along with excellent transport links. Grays station provides direct rail services into London, making this a popular location for commuters. Road users are well served by swift access to the A13 and M25, connecting the area efficiently to London and beyond.

Well suited to professionals, first-time buyers and investors alike, this location continues to attract those looking for accessibility, value and everyday ease without compromising on lifestyle.



**Colubrid.co.uk**

**THE SMALL PRINT:**

Council Tax Band: B  
Local Authority: Thurrock  
Service Charge: £133.06 per month  
Annual Ground Rent: £269.79  
Length of Lease: 138 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. £80 + 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.



**Top Floor**

