

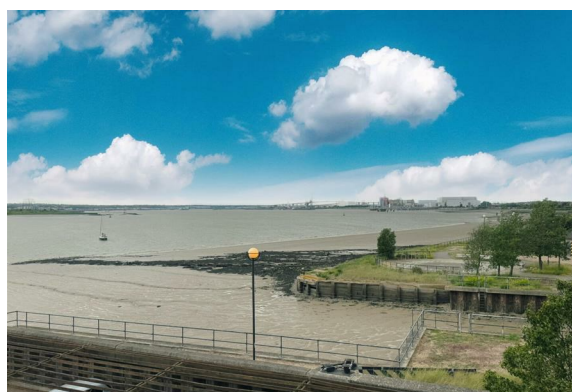


## Anchor Court, Argent Street, Grays

Guide Price £250,000



- A well presented and fantastic size two bedroom apartment
- Located in the highly desirable "Grays Riverside" in a gated development
- Standout feature of the property is the picturesque views over the River Thames
- Lovely size lounge/kitchen/diner
- Large balcony accessed from both the lounge and master bedroom plus additional Juliette balcony in the lounge
- Modern bathroom and en-suite shower room
- Two good size double bedrooms
- Covered parking space with parking facilities accessed by electric gates
- Secure intercom entry system, lift access, own lockable storage room and communal bike shed
- Long lease of 105 years remaining



**\*GUIDE PRICE £250,000 - £280,000\***

**Two-bed riverside flat with balcony and Juliette views, open-plan lounge/kitchen/diner, master en-suite, modern bathroom, lift, gated parking, and storage. Grays station 0.3 miles — stylish, light-filled, move-in ready.**

Nestled within the highly sought-after Grays Riverside area in a gated development, this splendid two-bedroom apartment at Anchor Court offers a perfect blend of modern living and convenience. Situated just 0.3 miles from Grays train station and in close proximity to the town centre, this property is ideal for those seeking a vibrant lifestyle with easy access to transport links.

Upon entering, you are greeted by a welcoming entrance hallway that leads to an impressive open plan lounge, kitchen, and dining area. This spacious living space is bathed in natural light and its standout feature is a large balcony and Juliette balcony providing picturesque views over the River Thames. The apartment boasts two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room, ensuring comfort and privacy. The property is further enhanced by a modern bathroom, providing all the amenities one would expect in a contemporary home.

With a long lease of approximately 105 years, you can enjoy peace of mind in your investment. Additional features include a covered parking space with electric gated access, a lockable storage room, communal bike storage, and convenient lift access.

This well-presented flat is not just a home; it is a lifestyle choice, offering both tranquillity and accessibility in a vibrant community. Whether you are a first-time buyer or looking to downsize, this apartment is a must-see. Don't miss the opportunity to make this beautiful property your own.





#### THE SMALL PRINT:

Gated complex with fob access.  
Covered allocated parking space  
Communal bike shed  
Lift access  
Length of Lease: 105 years remaining  
Annual Ground Rent: £250.00  
Annual Service Charge: £2000.00  
Freeholder: tbc  
Council Tax Band: D  
Local Authority: Thurrock

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.



Floor Plan



