



Draper Close, Grays

Offers Over £230,000



- **Fantastic Top Floor Position** – Beautifully presented two bedroom apartment occupying a secluded setting within a modern development, offering generous living space and a wonderful sense of privacy.
- **Space to Impress** – Exceptionally spacious accommodation throughout, with well-proportioned rooms and a thoughtfully designed layout perfect for modern lifestyles.
- **Balcony Bliss** – The impressive principal bedroom boasts its very own private balcony, ideal for morning coffees, evening wines and a little well-deserved downtime.
- **A Principal Bedroom with the Wow Factor** – Generously sized and beautifully appointed, complete with a contemporary en-suite shower room and direct balcony access.
- **Light, Bright & Beautiful** – A fantastic size lounge/diner featuring a large window that floods the room with natural light, perfect for entertaining or relaxing in style.
- **Well-Appointed Kitchen** – A practical and inviting kitchen offering a great space for everyday cooking, whether you're preparing a feast or perfecting your favourite takeaway order!
- **Two Bedrooms, Two Bathrooms** – Two lovely size bedrooms complemented by a modern family bathroom and a separate en-suite shower room, making busy mornings that little bit easier.
- **Lift Access & Secure Entry** – Enjoy the convenience of lift access to the top floor, together with a secure intercom entry system for added comfort and peace of mind.
- **Quality Fairview Homes Development** – Originally purchased brand new by the current owners in 2013, this much-loved apartment forms part of a modern development built by the respected Fairview Homes.



Top Floor Living, Balcony Bliss & Space That Seriously Delivers!

Some apartments just tick boxes. Others make you wonder why you didn't move sooner. Welcome to Draper Close!

Tucked away in a secluded position within this modern development, this beautifully presented, fabulously spacious two bedroom top floor apartment has all the ingredients for a home you'll love showing off. Think generous rooms, natural light, a private balcony and even a lift to take the effort out of top floor living. What's not to love?

Purchased brand new by the current owners in 2013 from the highly regarded Fairview Homes, this impressive apartment has been cherished ever since, and it's certainly wearing its years well!

Step inside and you're greeted by an inviting entrance hallway, complete with a secure intercom entry system. From here, the accommodation unfolds beautifully, starting with a fantastic size lounge/diner that really knows how to make an entrance. Whether you're hosting friends, enjoying a cosy night in or simply stretching out after a long day, there's room for it all. A large window floods the space with natural light, giving the whole room that bright, airy feel we all love.

The well-appointed kitchen is ready for everything from ambitious dinner parties to those evenings when the takeaway menu wins. No judgement here!

Two lovely size bedrooms ensure there's no fighting over space, but let's be honest, the principal bedroom is the real showstopper. Not only does it enjoy its very own en-suite shower room, but it also opens onto a private balcony. Morning coffee in the fresh air? Absolutely. A chilled glass of wine as the evening draws in? Even better. Your very own little escape from the everyday, without even leaving home.

A stylish modern family bathroom completes the internal accommodation, ensuring this apartment is as practical as it is appealing.

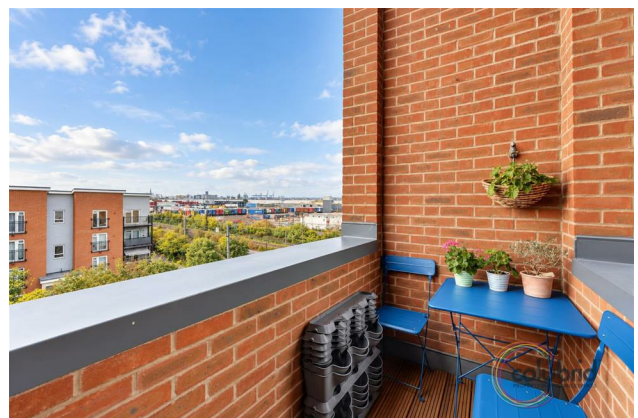
And the good news doesn't stop at the front door! With lift access, parking facilities and approximately 109 years remaining on the lease, there's plenty more to smile about.

Perfect for first-time buyers looking to start in style, downsizers who refuse to compromise on space or investors seeking a smart addition to their portfolio, this is an apartment with plenty of personality and even more to offer.

Top floor? Tick. Fantastic space? Tick. Private balcony? Tick. Lift access? Tick.

The only thing missing is you!

Apartments offering this much space, style and a balcony to boot deserve a closer look. Book your viewing and prepare to be impressed!



THE SMALL PRINT:

Material Information:

Service Charge: £150.00 per month

Annual Ground Rent: £250.00

Length of Lease: 109 years remaining

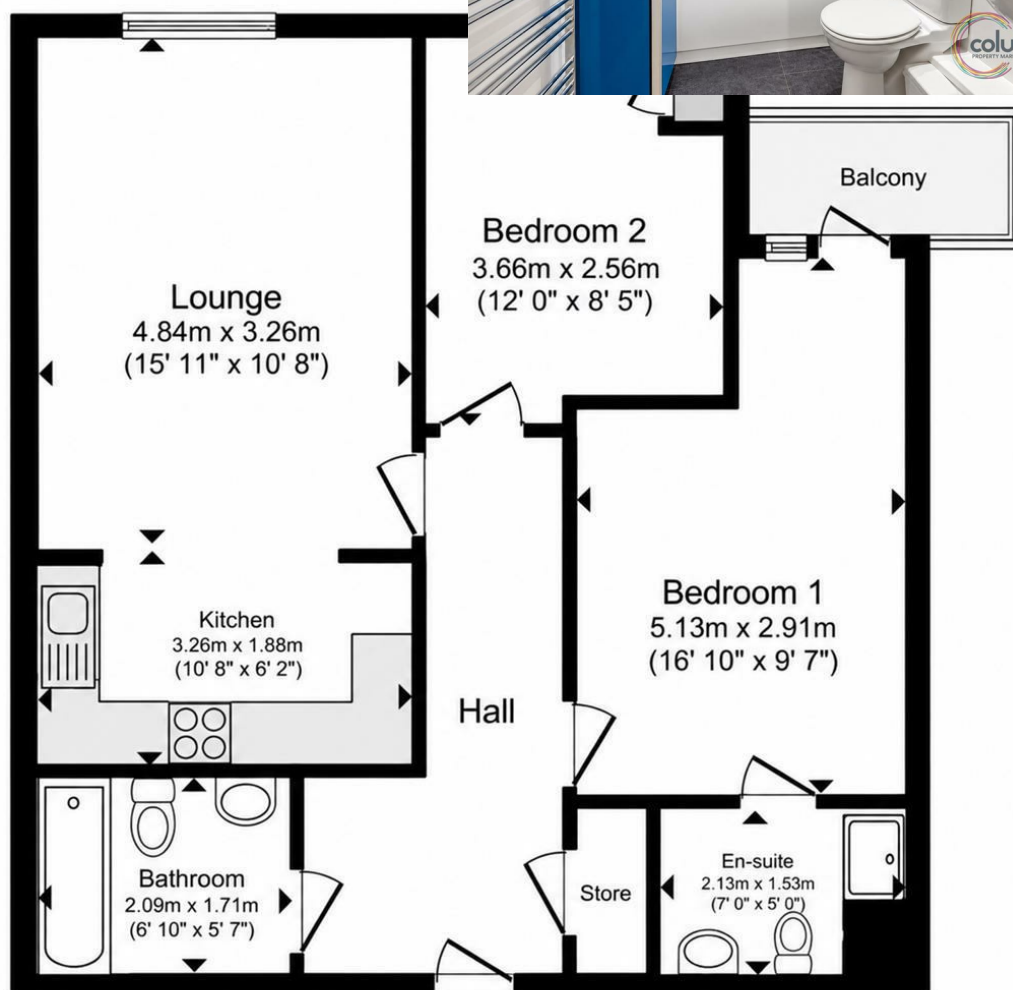
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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