



## Rotary House, Southend Road, Grays

£240,000



- Stunning two bedroom first floor apartment within the highly sought-after Rotary House development on Southend Road
- Offered with the potential of no onward chain, making for a smoother and potentially quicker move
- Bright and spacious open plan lounge/kitchen/diner with excellent natural light and direct access to a charming Juliette balcony
- Stylish modern kitchen complete with breakfast bar, perfect for entertaining, dining and everyday living
- Two exceptionally well-proportioned double bedrooms, including a superb principal bedroom with its own dedicated dressing room
- Contemporary family bathroom finished to a modern standard and beautifully presented throughout
- Welcoming entrance hallway with useful built-in storage space for added practicality
- Recently installed Viessmann combi boiler fitted circa September 2025, providing improved efficiency and peace of mind
- Secure gated development with code and fob entry, allocated residents parking plus additional visitors parking available
- Residents benefit from access to a communal decked garden area alongside the reassurance of a lengthy 105 year lease remaining



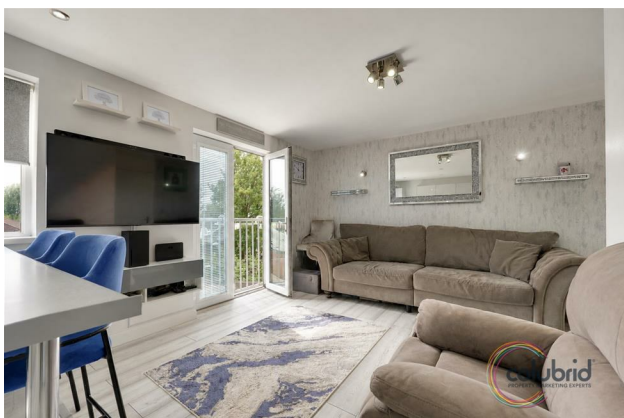
**Set within the ever-popular Rotary House on Southend Road, this stunning two bedroom first floor apartment is the perfect blend of style, space and convenience — and with the potential of no onward chain, moving day could be closer than you think.**

Bright, airy and beautifully proportioned throughout, the property welcomes you with an inviting entrance hallway complete with excellent storage space. At the heart of the home is an impressive open plan lounge/kitchen/diner, designed for modern living and flooded with natural light, with a Juliette balcony adding the perfect spot to throw open the doors and enjoy your morning coffee. The sleek, well-appointed kitchen features a stylish breakfast bar, ideal for everything from lazy weekend brunches to catching up over a glass of wine.

Both bedrooms are fantastic size doubles, while the principal bedroom goes one step further with its own dedicated dressing room — because let's be honest, everyone deserves a little boutique-hotel luxury at home. A contemporary family bathroom completes the accommodation, while the property further benefits from a recently installed Viessmann combi boiler fitted circa September 2025, offering added efficiency and peace of mind.

Outside, the property enjoys allocated parking within a secure gated development with code and fob entry, alongside additional visitors parking for guests. Residents can also take advantage of a lovely communal decked garden area, perfect for enjoying warmer days and a little outdoor relaxation. The apartment is also offered with an impressive 105 year lease remaining, providing excellent long-term security for both homeowners and investors alike.

Spacious, stylish and ready to impress — this is apartment living done properly.



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**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/flat-4-rotary-house-southend-road-grays-rm17-5na/5258959>

Service Charge: £176.13 per month  
Ground Rent: £16.66 per month  
Length of Lease: 105 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.

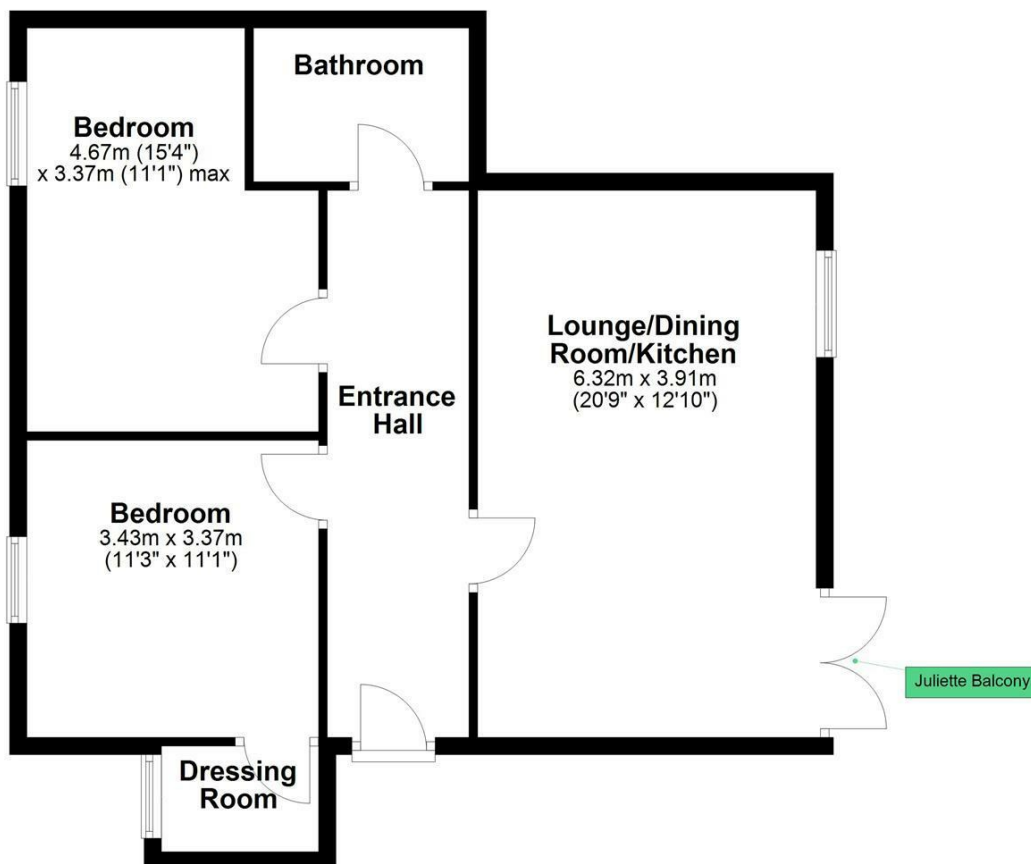
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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.



**First Floor**





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