



## Colliford Road, Grays

£1,600



- Two generous double bedrooms — no box rooms, no compromises
- 22'6 open-plan living space that's big on style and even bigger on flexibility
- Private balcony — your morning coffee, evening wine or fresh-air escape spot
- En-suite to the main bedroom, because privacy is priceless
- Modern family bathroom finished with clean, contemporary lines
- Utility cupboard & extra storage, so the life admin stays hidden
- One allocated parking space plus visitor parking — parking stress = cancelled
- Moments from the M25, making commuting smoother than your morning playlist
- Close to Chafford Hundred Station, perfect for London links without the chaos
- Near Lakeside Shopping Centre, where shopping, dining and leisure are always on the agenda



**Smart two-bedroom apartment blending comfort and convenience, moments from M25, Chafford Hundred Station and Lakeside, ideal for commuters, shoppers and spontaneous weekend adventures with lifestyle appeal.**

At the heart of the apartment is a generously sized open-plan lounge, diner and kitchen stretching over 22 feet — ideal for Netflix nights, dinner parties or working from home without feeling boxed in. Flooded with natural light and opening directly onto a private balcony, this is a space that works hard and relaxes even harder.

Both bedrooms are comfortable doubles, with the principal bedroom enjoying the luxury of its own en-suite shower room (because sharing bathrooms is overrated). A sleek family bathroom serves the rest of the apartment, while a utility cupboard and additional storage keep everyday clutter firmly out of sight.

Add in allocated parking, visitor spaces, and excellent transport links, and you've got an apartment that ticks all the right boxes — and then some. Available to rent for £1,600 PCM, this is modern living made easy.

Chafford Hundred is a popular modern residential area offering an excellent balance of commuter convenience and green open space. Benefiting from its own mainline station with direct services to London Fenchurch Street, as well as easy access to the M25 and A13, the area is ideal for professionals and families alike. Residents enjoy close proximity to Lakeside Shopping Centre, providing extensive retail, dining and leisure options, alongside scenic lakeside walks and nature reserves. With modern housing, good local schools and strong transport links, Chafford Hundred remains a highly sought-after location.

#### TENANT PROTECTION

Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money. Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme

#### PROPERTY MANAGEMENT

All our properties are managed by Property Stop, and not ourselves. For more information visit [www.property-stop.com](http://www.property-stop.com)



#### THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Thurrock  
Lift service

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



