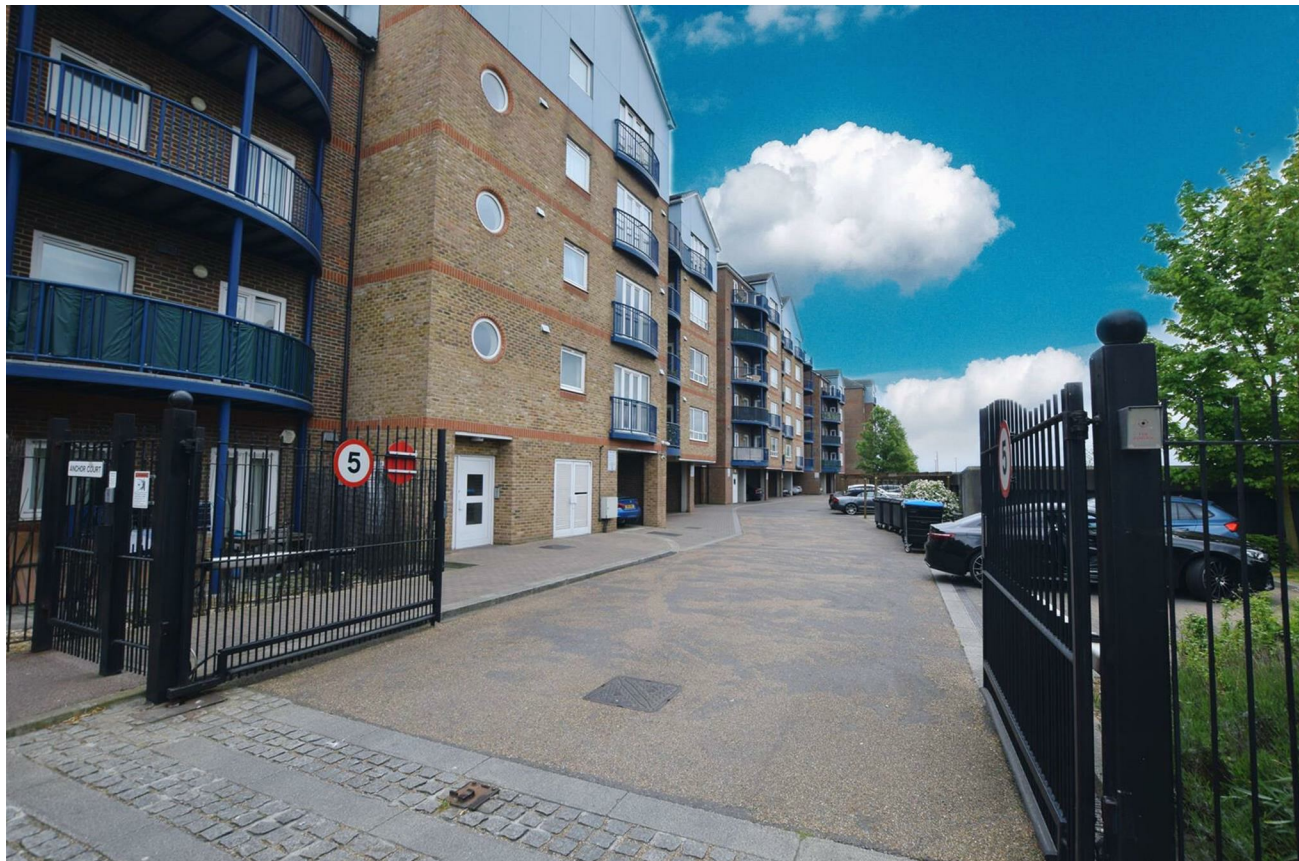




## Anchor Court, Argent Street, Grays

Guide Price £280,000



- Being sold with the option of a sitting tenant currently paying £1550pcm
- A beautifully presented two bedroom apartment boasting stunning views
- Lovely size open plan lounge/kitchen with Juliette balcony providing amazing views over the River Thames
- Large balcony accessed by both the lounge and master bedroom
- Stunning bathroom with LED Bluetooth speaker mirror
- Modern en-suite shower room to master bedroom
- Two good size double bedrooms
- Long lease of 104 years remaining
- Gated access with fob, carport parking and lift access
- Excellent location for Grays train station and town centre



**GUIDE PRICE - £270,000-£290,000**

Nestled in the desirable Anchor Court on Argent Street, Grays, this beautifully presented two-bedroom flat offers a splendid opportunity for investors or first time buyer. the property generates a monthly income of £1,550, making it an attractive investment option.

Upon entering, you are greeted by a welcoming hallway featuring a secure intercom entry system, ensuring both safety and convenience. The heart of the home is the spacious open-plan lounge, kitchen, and dining area, which is bathed in natural light and enhanced by a charming Juliette balcony. This delightful feature provides breathtaking views over the River Thames, perfect for enjoying tranquil moments or entertaining guests.

The flat comprises two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room for added privacy and comfort. There is a large balcony accessed from either the lounge or master bedroom, allowing for seamless indoor-outdoor living and further enhancing the stunning river views.

Additional highlights include gated access with a fob for secure entry and a dedicated carport parking space, ensuring ease of access in this bustling area. The property is ideally located, just a short distance from Grays town centre and the train station, making it perfect for commuters and those seeking the vibrancy of local amenities.

With a long lease of 104 years remaining, this exceptional flat is not to be missed. Whether you are looking for a new home or a savvy investment, this property promises both comfort and potential in a prime location.

Impressive entrance hall gives access to all rooms.

Bathroom comprises, double ended bath, vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring. Heated towel rail. Bluetooth LED speaker vanity mirror.

Main bedroom (13'9 x 10'6) benefits from personal three piece shower room. French double glazed doors open onto balcony with stunning views over River Thames. Built in wardrobes. En-suite comprises, shower, vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring. Heated towel rail.

Bedroom two (11'2 x 8'5) double glazed window.

Stunning open plan lounge/diner/kitchen (24'9 x 17'9) max. French double glazed doors open onto Juliette style balcony. Colour washed wooden style flooring. Smooth ceiling, ample spot lighting.

Kitchen offers a range of white wall and base mounted units with matching storage drawers. Complimentary work surfaces incorporating breakfast bar seating. Matching up stands housing sink drainer with swan neck mixer tap. Microwave oven, fridge/freezer, washing machine, dishwasher and wine cooler to remain. Electric hob, electric oven.

The property also has one allocated parking space and carport.



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#### THE SMALL PRINT:

Lease 110 years remaining

Tax Band D

Ground rent/service charge £142.00 pcm

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

