



## The Chase, Grays

Guide Price £220,000



- Stunning two bedroom first floor apartment set within the highly desirable The Chase development in Grays
- Offered with approximately 110 years remaining on the lease, providing excellent long-term security and peace of mind
- Bright and spacious lounge/diner offering the perfect social space for entertaining guests or relaxing in comfort
- Private balcony accessed directly from the living area, ideal for morning coffees, evening drinks or simply enjoying the fresh air
- Modern fitted kitchen featuring contemporary units, ample worktop space and a stylish finish throughout
- Generously sized principal bedroom complete with its own sleek en-suite shower room for added luxury and convenience
- Further well-proportioned second bedroom, ideal for guests, children, a home office or dressing room setup
- Contemporary family bathroom presented in clean, modern décor with quality fittings and finish
- Secure intercom entry system and well-maintained communal areas creating a safe and welcoming environment
- Excellent location within close proximity of Chafford Hundred railway station and Lakeside Shopping Centre, offering superb commuter links, shopping, dining and leisure facilities nearby



**GUIDE PRICE £220,000 - £240,000.**

**Positioned within the ever-popular The Chase development in Grays, this superb two bedroom first floor apartment is the kind of home that instantly gives off “move straight in” energy. Stylish, spacious and flooded with natural light, it’s perfectly suited to first-time buyers, downsizers or savvy investors looking for something a little special.**

Offered with a long lease of approximately 110 years remaining, this home delivers not only comfort and convenience, but genuine peace of mind for years to come.

The property is currently tenanted and can be sold vacant to a buyer who wants to move in themselves or has the option of a sitting tenant for a ready made investment to a buy to let purchaser.

Step inside and you’re welcomed by a bright entrance hallway with secure intercom entry system, leading through to a wonderfully spacious lounge/diner that’s made for cosy nights in, lazy Sunday mornings and hosting friends in style. The glorious private balcony provides the perfect spot for a morning coffee, evening glass of wine or simply soaking up some fresh air after a long day.

The modern fitted kitchen is sleek and well-appointed, while both bedrooms are generously sized, with the principal bedroom enjoying its own contemporary en-suite shower room — because sharing bathrooms is overrated. A further clean and stylish family bathroom completes the accommodation.

Additional benefits include residents parking and an ultra-convenient location just moments from Chafford Hundred station and the fantastic shopping, dining and entertainment facilities of Lakeside Shopping Centre. Commuter friendly, lifestyle ready and seriously easy to love — this apartment ticks all the right boxes.



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#### THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/9-the-chase-grays-rm20-4bf/5311646>

Annual Service Charge: £1520

Annual Ground Rent: £250

Length of Lease: 110 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.



#### Ground Floor



