



Argent Court, Argent Street, Grays

Offers Over £270,000



- **HIGHLY SOUGHT-AFTER LOCATION** – Situated within the desirable Argent Court development on Argent Street, perfectly positioned just 0.2 miles from Grays railway station and a short stroll from the town centre.
- **IMPRESSIVE TOP FLOOR APARTMENT** – Enjoy the peace and privacy of having no neighbours above, together with the added convenience of lift access and the rare bonus of your very own loft space for additional storage.
- **STUNNING RIVER THAMES VIEWS** – Boasting a fantastic private balcony with glorious views across the River Thames, providing the perfect spot for your morning coffee, evening drinks or simply watching the world go by.
- **THREE FANTASTIC BALCONY FEATURES** – Enjoy a generous private balcony accessed from both the lounge and principal bedroom, plus two additional Juliet balconies in the living area, flooding the apartment with natural light and fresh air.
- **SPACIOUS OPEN-PLAN LIVING** – A wonderfully proportioned lounge, kitchen and dining area provides the perfect setting for entertaining friends, enjoying family meals or simply relaxing while admiring the beautiful riverside outlook.
- **TWO GENEROUSLY SIZED BEDROOMS** – Both bedrooms offer comfortable accommodation, with the impressive principal bedroom benefiting from its own en-suite shower room and direct access to the private balcony overlooking the Thames.
- **TWO BATHROOMS FOR ADDED CONVENIENCE** – The principal bedroom enjoys its own private en-suite shower room, while a separate family bathroom serves the second bedroom and guests, making busy mornings that little bit easier.
- **COVERED PARKING & PRIVATE STORAGE** – Forget the parking headaches! This fantastic apartment comes complete with its own covered allocated parking space, a private lockable storage room and access to a communal bicycle storage facility.



TOP FLOOR LIVING, RIVER VIEWS, LARGE BALCONY PLUS TWO JULIETTE BALCONIES & A LITTLE SOMETHING EXTRA...

Some apartments tick boxes. Others make you wonder why you didn't book a viewing sooner. This one? Well, it might just do both.

Perched on the top floor of the highly desirable gated Argent Court development, this fantastic two bedroom apartment has a few tricks up its sleeve. And trust us, there's more here than first meets the eye.

First up, the location. Just 0.2 miles from Grays railway station and a short stroll into town, making the morning commute that little bit more bearable.

Then there's the top floor position. No neighbours above, your very own loft space and lift access — because the only thing better than top floor living is not having to climb the stairs to enjoy it.

Step inside and you'll find a spacious open-plan lounge, kitchen and dining area, complete with not one, but TWO Juliet balconies. Throw them open on a summer's day and let the fresh air do its thing.

But the real showstopper? Your very own private balcony overlooking the River Thames. Morning coffee with a view? Absolutely. A glass of something chilled as the sun goes down? Even better. And with access from both the lounge and principal bedroom, you won't have far to go to enjoy it.

Two generously sized bedrooms provide plenty of space, with the principal bedroom boasting its own en-suite shower room. There's also a separate bathroom, so no fighting over the shower in the morning.

And just when you thought we'd run out of things to mention...

Covered allocated parking? Tick.

Your own lockable storage room? Tick.

Secure gated development with fob access? Tick.

Communal bike storage? Tick.

103 years remaining on the lease? Tick.

River views, three balcony features and nobody living above you? Now we're just showing off.

Whether you're a first-time buyer, commuter, downsizer or savvy investor, this is one apartment that really does offer the complete package.

The only thing missing? You, enjoying that balcony.

Get in touch to arrange your viewing — because apartments with this much going for them deserve to be seen in person.



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THE SMALL PRINT:

Material Information:

Service Charge: £2,367 per annum including some water use
Annual Ground Rent: £284.00 per annum
Length of Lease: approximately 103 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.

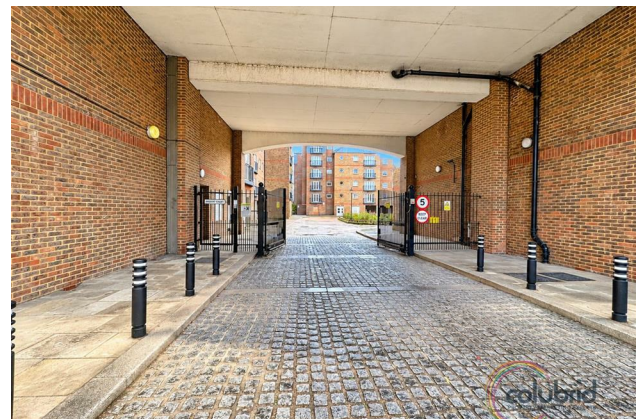
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

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.



Top Floor





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