



## Anchor Court, Argent Street, Grays

**£264,995** Leasehold

**SOLD**

Ali & Co are delighted to have on offer this fantastic TWO BED TWO BATH PENTHOUSE apartment for sale.

Located on the 5th floor the property benefits from having Ensuite master bedroom, balcony, loft storage..

Car Port | Close To Station | Two Bedroom | Penthouse | Allocated Parking | Secure gated Entrance | Ensuite Master Bedroom | Balcony | Loft Storage |

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**Ali&Co**  
PROPERTY SERVICES

## TWO BEDROOM TWO BATHROOM APARTMENT

Ali & Co are delighted to have on offer this fantastic TWO BED TWO BATH PENTHOUSE apartment for sale.

Located on the 5th floor the property benefits from having Ensuite master bedroom, balcony, loft storage, open plan kitchen provide modern living space.

The property had been recently decorated to a high standard.

No onward chain

Entrance Hall; Approached via door from communal hallway. Economy 7 combined / dual heater with storage and panel heating. Entry phone system. Fitted airing cupboard with shelving. Coved ceiling.

Bedroom 1; 13'8 >9' x 10'5 Double glazed double doors leading to balcony. Fitted double wardrobe. Wall mounted panel heater. Door leading to;

En-Suite Shower Room; Shower cubicle. Vanity wash hand basin. Low level w.c. Tiled splash backs. Extractor fan. Heated towel rail.

Bedroom 2; 11'2 x 8'5 Double glazed window to rear. Wall mounted panel heater.

Bathroom; Panelled bath with attachment. Vanity wash hand basin. Low level w.c. Part tiled walls. Heated towel rail. Extractor fan.

Lounge / Open Plan Fitted Kitchen; 24'9 x 12'9 Double glazed double doors overlooking the rear with adjoining double glazed windows to rear. Double glazed door leading to balcony. Range of fitted units to kitchen area with sink unit and drainer. Oven hob and extractor fan. Part tiled walls. 2 Economy 7 combined / dual heaters with storage and panel heating.

Balcony; 15'3 (wide) Stunning views across the River Thames. Wooden floor.

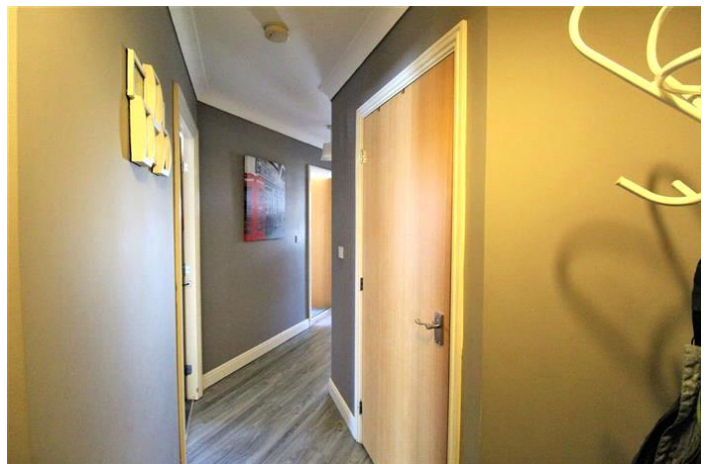
Car Port: To front of property via electric gated entrance. Large private storage room to rear of car port.

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (109 years)

Ground Rent: £219.32 per year

Service Charge: £1,573 per year





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.