



## Argent Court, Argent Street, Grays

**£249,995** Leasehold

**SOLD**

Ali & Co are delighted to have on offer this exceptional TWO BEDROOM TWO BATHROOM apartment situated a short walk from Grays Town Centre, One of the most desired apartments in Argent Street, Argent Court offers fantastic living space...

Allocated Parking | Close To Station | Double Glazing | Ensuite Master Bedroom | Secure gated Entrance | Two Bedroom |

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hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## TWO BED TWO BATH MODERN APARTMENT

Ali & Co are delighted to have on offer this exceptional TWO BEDROOM TWO BATHROOM apartment situated a short walk from Grays Town Centre, One of the most desired apartments in Argent Street, Argent Court offers fantastic living space with two double bedrooms, master ensuite, open plan living area with modern kitchen and breakfast bar. Juliette balcony facing the square garden, the complex benefits from secure gated entry, allocated parking and communal lifts. A very well maintained development.

A Great investment purchase  
£12500 PA in rental income achievable  
Rental Yield 5%

Viewings Highly recommended

Council Tax Band: D (Thurrock Council)  
Tenure: Leasehold (109 years)  
Ground Rent: £219.67 per year  
Service Charge: £1,300 per year





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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.