



## The Rookery, Grays

£675 pcm

**LET**

Ali & Co are delighted to offer this luxury Co-Living Home. This Four double bedroom home is located next to all major distribution centres. Available now.

Close to Lakeside | CO-LIVING | Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Gas Central Heating | Modern Home | Ensuite Master Room |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## DOUBLE ROOM ENSUITE AVAILABLE

Ali & Co are delighted to offer this luxury Co-Living Home. This Four double bedroom home is located next to all major distribution centres. Available now. The property offers fantastic accommodation with Double Rooms, 3 Bathrooms, Communal Kitchen, Parking, Within easy reach of transport and all amenities.

Access to a shared garden.

Room1 Double Room Shared Bathroom Ground Floor  
Room 2 Double Room Shared Bathroom  
Room 3 Double Room Shared Bathroom  
Room 4 Double Room Ensuite Bathroom Walk in wardrobe.

Available to view today!

Council Tax Band: D (Thurrock Council)







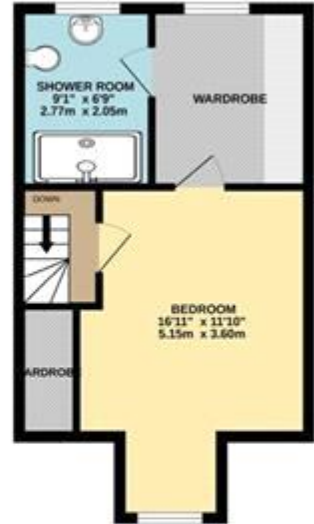
GROUND FLOOR  
430 sq ft. (40.0 sq m.) approx.



1ST FLOOR  
430 sq ft. (40.0 sq m.) approx.



2ND FLOOR  
343 sq ft. (31.8 sq m.) approx.



4 BEDROOM HMO

TOTAL FLOOR AREA: 1203 sq ft. (111.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</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 tenant.