



Argent Court, Argent Street, Grays

£265,000 Leasehold

SOLD

Ali & Co present this TWO BEDROOM TWO BATHROOM Luxury apartment which is located on the river and benefits from attractive views. One of the larger corner apartments in the block.

CHAIN FREE

Allocated Parking | Balcony | CHAIN FREE | Close to schools | Close To Station | Close to Town Centre | Ensuite Master Bedroom | Modern Living | Secure gated Entrance | Two Bed Two Bath |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

LUXURY TWO BED TWO BATH APARTMENT

Ali & Co present this TWO BEDROOM TWO BATHROOM Luxury apartment which is located on the river and benefits from attractive views. The property has a full balcony as well as a Juliette balcony and is presented to a high standard.

The property is very well located being within 5 mins walk to Grays Town centre and train station, excellent for commuters.

This is one of the larger apartments in the block, private gated entry with security door and lifts. Marked Parking bay and storage facility.

Call now to view the property.

CHAIN FREE

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (108 years)

Ground Rent: £219.67 per year (reviewed every 5 years)

Service Charge: £1,694.31 per year

Entrance hall

Wall mounted heater, security entry phone system, coving to ceiling, airing cupboard housing newly installed hot water cylinder.

Lounge

w: 5.18m x l: 5.18m x h: 2.5m (w: 17' x l: 17' x h: 8' 2")

Spacious open plan living with double glazing double doors to Juliette balcony, single door to additional balcony with river views.

Open to kitchen, wall mounted economy 7 heating.

Kitchen

w: 3.94m x l: 2.44m x h: 2.5m (w: 12' 11" x l: 8' x h: 8' 2")

Open plan kitchen, wall and base units window to side, roll edge work surfaces part tiled walls, fridge freezer, washer dryer, oven hob and hood.

Bedroom 1

w: 3.18m x l: 2.87m x h: 2.5m (w: 10' 5" x l: 9' 5" x h: 8' 2")

Double doors to full balcony with river views, double wardrobe and door to ensuite shower room.

En-suite

Close coupled w/c, tiled shower cubicle, heated towel rail, extractor fan, vanity hand wash basin with mixer tap and cupboards under.

Bedroom 2

w: 2.62m x l: 3.4m x h: 2.5m (w: 8' 7" x l: 11' 2" x h: 8' 2")

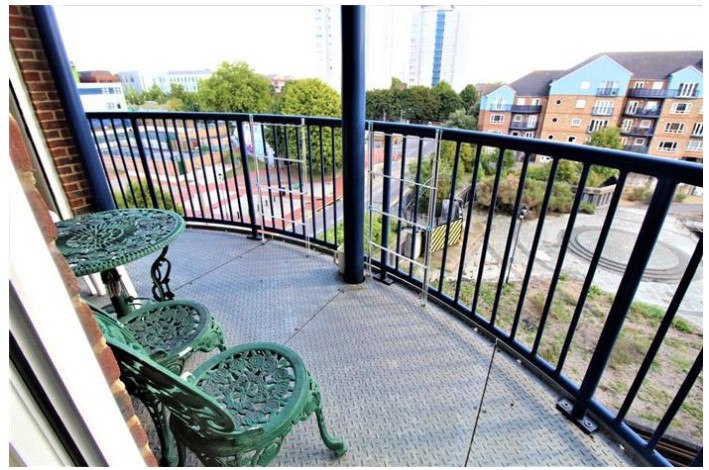
Double glazed window to front, fitted wardrobe to one wall.

Bathroom

Panelled bath with mixer tap, hand rails, and shower attachment, vanity wash hand basin with mixer taps and cupboards under, concealed flush w/c part tiled walls

Outside

Carport and storage area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.