



Saxton Close, Grays

£255,000 Leasehold

SOLD

Ali & Co are delighted to present this luxury TWO BED TWO BATH apartment with ensuite master bedroom and access to a private balcony.

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Ali&Co
PROPERTY SERVICES

STUNNING TWO BED TWO BATH APARTMENT

Located in a great area being walking distance to Grays town centre and transport, easy access to M25/A13 access to all local amenities. The property offers fantastic accommodation with Two double bedrooms, ensuite master room, with built in wardrobe, spacious lounge which offers open plan modern living a fully equipped modern kitchen and access to a private balcony, family bathroom accessed from the hallway. the block is very well maintained and all communal areas, a good length of lease remaining. The property has no onward chain, viewings available immediately.

Council Tax Band: C (Thurrock Council)
Tenure: Leasehold (113 years)
Ground Rent: £300 per year
Service Charge: £900 per year
Has Balcony

Kitchen/lounge

w: 3.33m x l: 6.6m x h: 2.5m (w: 10' 11" x l: 21' 8" x h: 8' 2")

A modern lounge with a fully equipped kitchen, laminate flooring benefiting from access to balcony.

Bedroom 1

w: 2.7m x l: 4m x h: 2.5m (w: 8' 10" x l: 13' 1" x h: 8' 2")

Spacious double bedroom light and airy

Bedroom 2

w: 2.7m x l: 4.2m x h: 2.5m (w: 8' 10" x l: 13' 9" x h: 8' 2")

Master bedroom, with spacious ensuite shower room and fitted wardrobe.

En-suite

w: 1.48m x l: 2.2m x h: 2.5m (w: 4' 10" x l: 7' 3" x h: 8' 2")

Spacious double shower room with glass panel.

Bathroom

w: 1.6m x l: 2.1m x h: 2.5m (w: 5' 3" x l: 6' 11" x h: 8' 2")

Luxury bathroom with 3 piece suite.

Hall

w: 1.06m x l: 3.8m x h: 2.5m (w: 3' 6" x l: 12' 6" x h: 8' 2")

Laminate flooring light and airy





GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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) A		
(81-91) B	89	89
(69-80) C		
(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.

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