



Highgrove Mews, Grays

£185,000 Leasehold

Ali & Co are delighted to offer for sale this good sized ONE BEDROOM apartment ideally situated for access to Grays Town center, bus routes and the train station which is on the Southend to London Fenchurch Street C2C line.

The perfect home for First Time Buyers or Investors.

Close To Station | Close to Town Centre | Fantastic Location | Fitted Bathroom | Fitted Kitchen | Secure Gated Parking |

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Ali&Co
PROPERTY SERVICES

FANTASTIC ONE BEDROOM APARTMENT

Ali & Co are delighted to offer for sale this good sized ONE BEDROOM apartment ideally situated for access to Grays Town centre, bus routes and the train station which is on the Southend to London Fenchurch Street C2C line.

ACCOMMODATION: The property offers excellent accommodation including a entrance hallway, the property features an impressive closed kitchen, dining, and living area, along with a modern bathroom and Spacious Bedroom.

MODERN FEATURES: The property is well presented through out and has a modern family bathroom and fitted kitchen with appliances.

EXTERNALLY: There is allocated parking and visitor parking.

Internal viewings are highly recommended, please called the office today to arrange your viewing.

Council Tax Band: B (Thurrock Council)

Tenure: Leasehold (94 years)

Ground Rent: £16.67 per month

Service Charge: £1,179.96 per year

estate charge £24.17 per month

Parking options: Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Bedroom 1

w: 4.01m x l: 2.72m (w: 13' 2" x l: 8' 11")

Lounge/diner

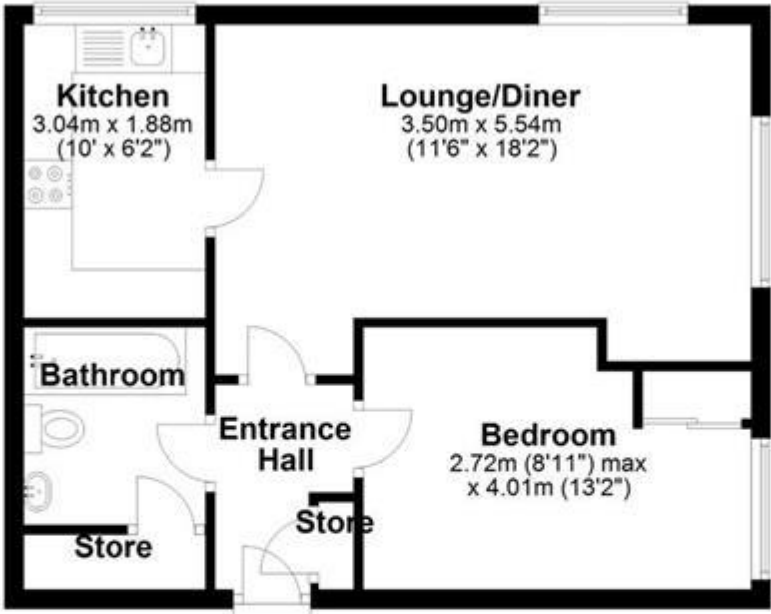
w: 5.54m x l: 3.5m (w: 18' 2" x l: 11' 6")





First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



Total area: approx. 44.1 sq. metres (474.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(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/fittings 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.