



# Frobisher Gardens, Grays

**Guide Price £240,000** Leasehold

GUIDE PRICE £240,00 - £250,000

Ali & Co Are excited to present to the market a stunning two bedroom top floor apartment, perfectly situated in the heart of CHAFFORD HUNDRED.

Allocated Parking | Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Cul De Sac | Double Bedrooms | Ensuite Master Bedroom | Fantastic Location |

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**Ali&Co**  
PROPERTY SERVICES



## TWO BEDROOM APARTMENT

Ali & Co are excited to present to the market a stunning two bedroom top floor apartment, perfectly situated in the heart of CHAFFORD HUNDRED.

### LOCATION:

Nestled in the vibrant heart of Chafford Hundred, this stunning two-bedroom apartment offers the perfect blend of convenience and community. Chafford Hundred is renowned for its excellent transport links A13 and M25, including the nearby Chafford Hundred C2C station, providing easy access to London and surrounding areas, the apartment is walking distance to the ever so popular Harris Academy and Tudor Court Primary School, with a variety of local amenities, parks, and recreational facilities nearby, this location ensures that everything you need is just a short stroll away.

### ACCOMODATION:

Step into a welcoming entrance hallway leading to two generously sized double bedrooms. The master bedroom boasts an en-suite, The heart of the home is the spacious open-plan living area, which features a modern fitted kitchen with integrated appliances, seamlessly flowing into the lounge and dining area. Ideal for both entertaining and everyday living.

### EXTERNALLY:

Enjoy views of a park area from the apartment. The property also includes allocated parking for one vehicle.

Don't miss out on this stunning opportunity. Contact Ali & Co today to arrange a viewing!

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (970 years)

Ground Rent: £153 per year

Service Charge: £2,150 per year

Parking options: Residents

Electricity supply: Mains

### Bedroom 1

w: 4.14m x l: 2.88m (w: 13' 7" x l: 9' 5")

### Bedroom 2

w: 3.02m x l: 2.71m (w: 9' 11" x l: 8' 11")

### Lounge/diner

w: 4.14m x l: 4.33m (w: 13' 7" x l: 14' 2")

### Kitchen

w: 2.01m x l: 3.22m (w: 6' 7" x l: 10' 7")







Total area: approx. 61.3 sq. metres (659.7 sq. feet)  
**Frobisher Gardens**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-)		
<b>B</b> (81-91)		
<b>C</b> (69-80)	78	80
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
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/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.