



## Porter Close, Grays

**£125,000** Leasehold

**SOLD**

Ali & Co are delighted to present this FANTASTIC ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT CHAIN FREE, Located in Grays, West Thurrock.  
The perfect home for Cash Buyers or Investors.

Allocated Parking | Close Proximity To Lakeside Shopping Centre | Ground Floor | Cash buyer Investment | Independent Access | Access to A13/M25 |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## ONE BEDROOM APARTMENT

Ali & Co are delighted to present this FANTASTIC ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT CHAIN FREE, Located in GRAYS, West Thurrock. The perfect home for Cash Buyers or Investors.

### LOCATION:

Located in west Thurrock a stone throw away from Lakeside shopping centre, 0.8 miles from Chafford 100 train Station.local shops and schools are all within walking distance to the property. The property also offers easy access to major road networks, including the A13 and M25.

**ACCOMMODATION:** The property offers excellent accommodation including a entrance hallway, with separate front door for access. The property features a modern kitchen and living area, along with a modern bathroom.

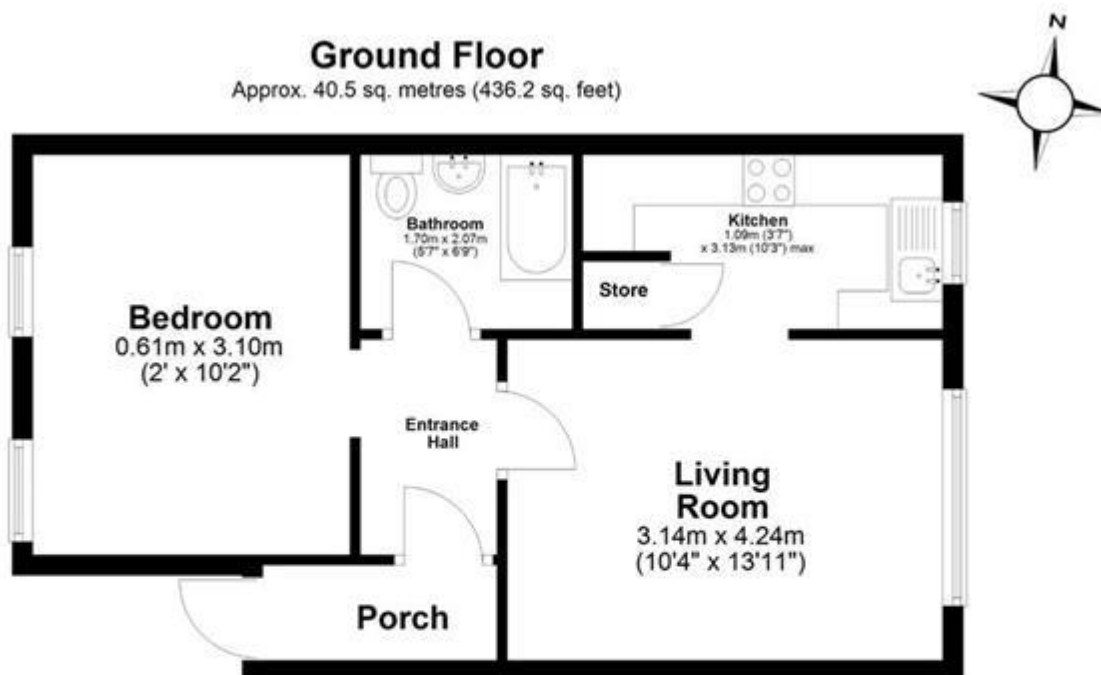
Internal viewings are highly recommended to view this well presented 1 bedroom apartment, please call 01375 806786 today to arrange your viewing.

Council Tax Band: B  
Tenure: Leasehold (64 years)  
Ground Rent: £180 per year  
Service Charge: £1,880 per year









Total area: approx. 40.5 sq. metres (436.2 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.

**Porter Close**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>46</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 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.