



## Malthouse Drive, Grays

**£270,000** Leasehold

**SOLD**

Ali & Co Are excited to present this to the market a stunning Newly built two bedroom apartment with Balcony, perfectly situated in GRAYS.

Balcony | Close to schools | Close To Station | Close to Town Centre | Communal Garden | Cul De Sac | Fantastic Location | Located on the First Floor | Ensuite Master Bedroom |

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**Ali & Co**  
PROPERTY SERVICES



## TWO BEDROOM APARTMENT

Ali & Co Are excited to present to the market a stunning Newly built two bedroom apartment with Balcony, perfectly situated in GRAYS.

**LOCATION:** Situated in the vibrant town of Grays, Thurrock, this apartment is just a short walk from the Town Center and Grays C2C station, which provides regular services to London Fenchurch Street. The property also offers easy access to major road networks, including the A13 and M25, ensuring convenient travel options for residents.

**ACCOMMODATION:** Located on the First Floor, The welcoming entrance hallway leads you to two generously sized double bedrooms, The master bedroom boasts the added luxury of an ensuite. The heart of the home is the large open-plan area, which includes a modern fitted kitchen with integrated appliances, seamlessly flowing into the lounge and dining area. This space is perfect for both entertaining and everyday living. Additionally, the apartment boasts a balcony,

**EXTERNALLY:** the property has one allocated parking space and a communal Garden area.

Internal viewings are highly recommended to view this beautifully presented 2 bedroom apartment, please call 01375 806786 today to arrange your viewing.

Council Tax Band: C (Thurrock Council)

Tenure: Leasehold (992 years)

Ground Rent: £230 per year

Service Charge: £116 per month

Parking options: Residents

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

### Bedroom 1

w: 3.3m x l: 3.15m (w: 10' 10" x l: 10' 4")

### Bedroom 2

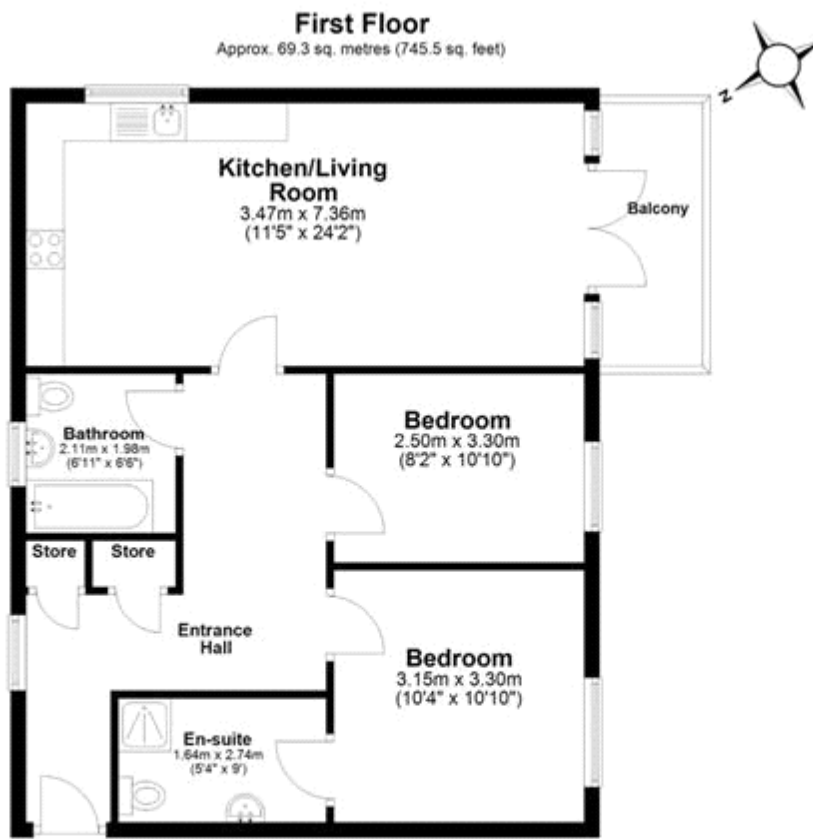
w: 3.3m x l: 2.5m (w: 10' 10" x l: 8' 2")

### Kitchen/lounge

w: 7.36m x l: 3.47m (w: 24' 2" x l: 11' 5")







Total area: approx. 69.3 sq. metres (745.5 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.

**Malthouse Drive**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>	84	84
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
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.