



## London Road, Grays

**£210,000** Leasehold

Ali & Co are delighted to present this fantastic Two bedroom first floor apartment for sale.

170 Year Lease Remaining

No Service Charge

No Onward Chain

1st Floor | Allocated Parking | Available to view now | Close Proximity To Lakeside Shopping Centre | Great Location | Long Lease | 170 Year Lease Remaining |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## TWO BEDROOM APARTMENT FOR SALE

Ali & Co are delighted to present this fantastic Two bedroom first floor apartment for sale.

170 Year Lease Remaining

No Service Charge

No Onward Chain

The property offers fantastic living space with two bedrooms, family bathroom, separate kitchen/diner and a spacious lounge, the property also benefits from having allocated parking to the rear of the property.

Conveniently located on London Road very accessible to A13/M25, and a short walk to Lakeside Shopping Centre.

Internal Viewings highly recommended.

Council Tax Band: B (Thurrock Council)

Tenure: Leasehold (170 years)

Ground Rent: £0 per year

Service Charge: £0 per year

Peppercorn Lease

Parking options: Residents









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(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		
<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.