



Hopewell Close, Chafford Hundred, Grays

£225,000 Leasehold

Ali & Co are excited to present to the market modern ONE bedroom apartment CHAIN FREE, perfectly situated in CHAFFORD HUNDRED.

Allocated Parking | CHAIN FREE | Close Proximity To Lakeside Shopping Centre | Close To Station | Cul De Sac | FULLY REFURBISHED APARTMENT | Great Location | Harris Academy Catchment | Loft Storage | Long Lease |

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Ali&Co
PROPERTY SERVICES

ONE BEDROOM APARTMENT

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LOCATION:

Situated in the highly sought after residential area of Chafford Hundred This peaceful cul-de-sac offers a quiet and family-friendly environment, ideal for both first-time buyers and investors. Well regarded schools, including Harris Primary Academy and Harris Academy Chafford Hundred are just a short walk from the property. The property benefits from excellent transport links, being just a short distance from Chafford Hundred railway station, which provides direct services to London Fenchurch Street perfect for commuters. It also offers easy access to the A13 and M25 road links and is conveniently located near to Lakeside Shopping Centre.

ACCOMODATION:

Situated on the Top floor, this beautifully presented apartment offers spacious and modern living throughout. Upon entering, you're welcomed by a bright and airy hallway with study area that leads to a generously sized double bedroom.

At the heart of the home is a stylish open-plan living area, featuring a contemporary Newly fitted kitchen with integrated appliances including a washing machine, tumble dryer, fridge freezer and new Oven and Hob. This space seamlessly flows into the lounge and dining area, creating an ideal setting for both entertaining guests and everyday living.

The property has recently been renovated and benefits from a newly installed boiler and gas central heating system. Situated on the top floor, the apartment also enjoys the added advantage of extra loft space, providing valuable storage options.

EXTERNALLY:

The property has one allocated parking space and visitor parking.

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

Council Tax Band: B (Thurrock Council)

Tenure: Leasehold (124 years)

Ground Rent: £245 per year

Service Charge: £1,810 per year

Parking options: Residents

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Lounge

w: 5.13m x l: 3.2m x h: 2.5m (w: 16' 10" x l: 10' 6" x h: 8' 2")

Kitchen

w: 3.76m x l: 2.17m x h: 2.5m (w: 12' 4" x l: 7' 1" x h: 8' 2")

Bedroom 1

w: 3.9m x l: 3.4m x h: 2.5m (w: 12' 10" x l: 11' 2" x h: 8' 2")

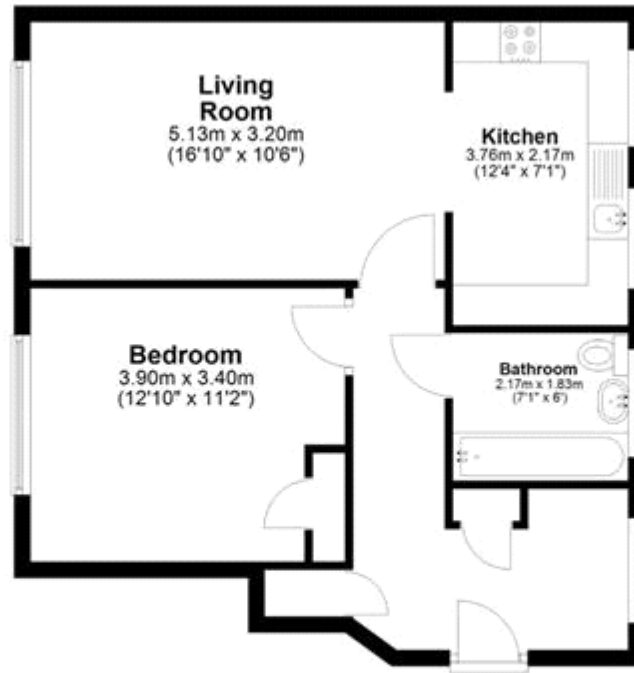
Bathroom

w: 2.17m x l: 1.83m (w: 7' 1" x l: 6')





Second Floor
Approx. 53.9 sq. metres (580.7 sq. feet)



Total area: approx. 53.9 sq. metres (580.7 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.

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Plan produced using PlanUp.

Hopewell Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)	76	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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/fitings 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.