



Flat , Gower Place, Chafford Hundred, Grays

£250,000 Leasehold

Ali & Co are excited to present to the market a stunning two bedroom First floor apartment, perfectly situated in CHAFFORD HUNDRED, CHAIN FREE.

Close to schools | Close To Station | Allocated parking with electric gated entrance | Access to a communal GYM | Communal gardens |

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Ali&Co
PROPERTY SERVICES

TWO BEDROOM APARTMENT

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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 just 0.1 miles away, providing easy access to London and surrounding areas, the apartment is walking distance to the ever so popular Harris Academy 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 living area with patio doors, The property features a modern fitted kitchen with space for appliances, Ideal for both entertaining and everyday living. Additional benefits include a large loft storage space, offering ample room for storage.

EXTERNALLY:

The property also includes secure gated allocated parking for one vehicle.

Residents of this apartment benefit from access to a communal GYM and communal GARDEN.

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

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (101 years)

Ground Rent: £120 per year

Service Charge: £1,760 per year

Parking options: Residents

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains







Total area: approx. 56.9 sq. metres (612.0 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.

Gower Place



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	71	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
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.