



San Marcos Drive, Chafford Hundred, Grays

£245,000 Leasehold

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

Ground Floor | Two Bedroom | Access to A13/M25 | Close Proximity To Lakeside Shopping Centre | Cul De Sac | Harris Academy Catchment | Located in the highly desirable Chafford Hundred area | Comunal Gardens |

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Ali&Co
PROPERTY SERVICES

TWO BEDROOM FAMILY HOME

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

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 ground floor, this well presented apartment offers spacious and modern living throughout. Upon entering, you are welcomed by a bright and airy hallway that leads to two generously sized bedrooms.

At the heart of the home is a stylish open plan living area, featuring a contemporary fitted kitchen, this space seamlessly flows into the lounge and dining area, creating an ideal setting for both entertaining guests and everyday living.

EXTERNALLY:

The property has a communal garden and one allocated parking space and visitor parking.

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

Council Tax Band: C (Thurrock Council)

Tenure: Leasehold (99 years)

Ground Rent: £180 per year

Service Charge: £941 per year

Parking options: Off Street, Residents

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Bedroom 1

w: 3.4m x l: 3.6m (w: 11' 2" x l: 11' 10")

Bedroom 2

w: 3.2m x l: 3.6m (w: 10' 6" x l: 11' 10")

Lounge/diner

w: 3.5m x l: 4.1m (w: 11' 6" x l: 13' 5")

Kitchen

w: 2.38m x l: 2.5m (w: 7' 10" x l: 8' 2")

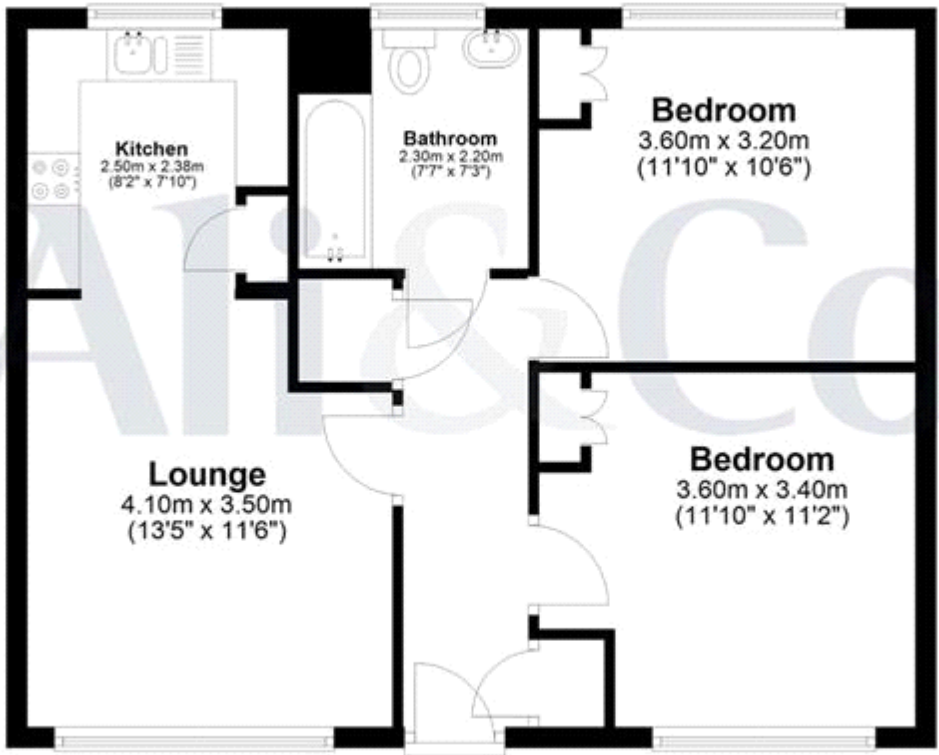
Bedroom 1

w: 2.2m x l: 2.3m (w: 7' 3" x l: 7' 7")





Ground Floor
Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 56.7 sq. metres (609.9 sq. feet)
San Marcos Drive Chafford Hundred



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	77
(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/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.