





Saxton Close, Grays £255,000 Leasehold

SOLD

Ali & Co are delighted to present this luxury TWO BED TWO BATH apartment with ensuite master bedroom and access to a private balcony.



STUNNING TWO BED TWO BATH APARTMENT

Located in a great area being walking distance to Grays town centre and transport, easy access to M25/A13 access to all local amenities. The property offers fantastic accommodation with Two double bedrooms, ensuite master room, with built in wardrobe, spacious lounge which offers open plan modern living a fully equipped modern kitchen and access to a private balcony, family bathroom accessed from the hallway. the block is very well maintained and all communal areas, a good length of lease remaining.

The property has no onward chain, viewings available immediately.

Council Tax Band: C (Thurrock Council)

Tenure: Leasehold (113 years) Ground Rent: £300 per year Service Charge: £900 per year

Has Balcony

Parking options: Off Street

Kitchen/lounge

w: 3.33m x l: 6.6m x h: 2.5m (w: 10' 11" x l: 21' 8" x h: 8' 2")

A modern lounge with a fully equipped kitchen, laminate flooring benefiting from access to balcony.

Bedroom 1

w: 2.7m x l: 4m x h: 2.5m (w: 8' 10" x l: 13' 1" x h: 8' 2")

Spacious double bedroom light and airy

Bedroom 2

w: $2.7m \times l$: $4.2m \times h$: 2.5m (w: 8' 10" x l: 13' 9" x h: 8' 2") Master bedroom, with spacious ensuite shower room and fitted wardrobe.

En-suite

w: 1.48m x l: 2.2m x h: 2.5m (w: 4' 10" x l: 7' 3" x h: 8' 2") Spacious double shower room with glass panel.

Bathroom

w: 1.6m x l: 2.1m x h: 2.5m (w: 5' 3" x l: 6' 11" x h: 8' 2") Luxury bathroom with 3 piece suite.

Hall

w: 1.06m x l: 3.8m x h: 2.5m (w: 3' 6" x l: 12' 6" x h: 8' 2") Laminate flooring light and airy















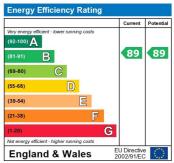
GROUND FLOOR 658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq ft. (61.1 sq m.) approx

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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.