



Timber Court, Grays

£190,000 Leasehold

SOLD

Ali & Co are delighted to present this FANTASTIC ONE DOUBLE BEDROOM GROUND FLOOR FLAT CHAIN FREE, Located in Timber Court on the popular riverside development in Grays. The perfect home for First Time Buyers or Investors.

Allocated Parking | Available to view now | CHAIN FREE | Close to schools | Close To Station | Close to Town Centre | Fantastic Location | Ground Floor |

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Ali&Co
PROPERTY SERVICES

FANTASTIC 1 BEDROOM GROUND FLOOR FLAT

Ali & Co are delighted to present this FANTASTIC ONE DOUBLE BEDROOM GROUND FLOOR FLAT CHAIN FREE, Located in Timber Court on the popular riverside development in Grays. The perfect home for First Time Buyers or Investors.

LOCATION: The property is in a great location having stunning sunny riverside views in Grays Riverside, perfectly positioned on the the Ground floor ,Walking distance to Grays railway station, local amenities and Schools are all conveniently nearby.

ACCOMMODATION: The property offers excellent accommodation including a entrance hallway, the property features an impressive open plan kitchen, dining, and living area, along with a modern bathroom.

BEDROOMS: This property offers a great size double bedroom.

EXTERNALLY: There is allocated parking .

The property is offered CHAIN FREE , please call today to arrange a viewing.

Council Tax Band: B

Tenure: Leasehold (930 years)

Ground Rent: £100 per year

Service Charge: £1,400 per year

Parking options: Residents

Bedroom 1

w: 3.81m x l: 2.75m (w: 12' 6" x l: 9')

Lounge/diner

w: 4.9m x l: 3.27m (w: 16' 1" x l: 10' 9")

Kitchen

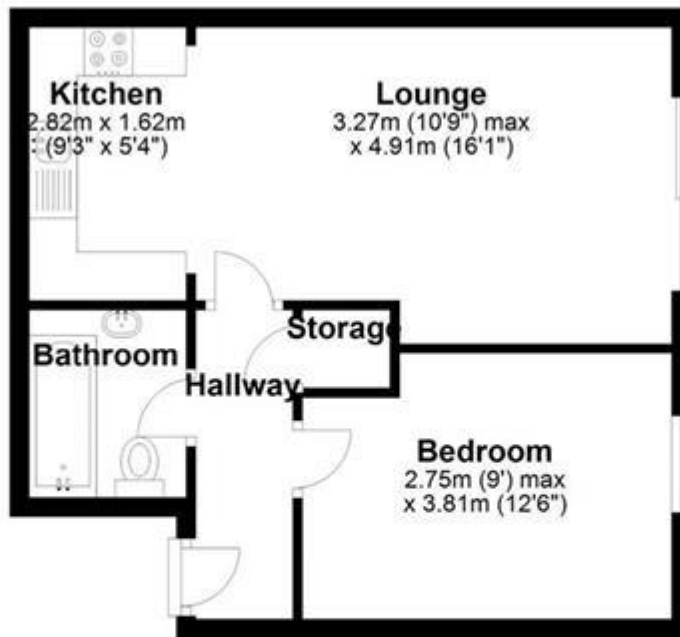
w: 1.62m x l: 2.82m (w: 5' 4" x l: 9' 3")





Ground Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 38.4 sq. metres (413.3 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.

Plan produced using PlanUp.

Timber Court, Grays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		79
D (55-68)	64	
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.