



## Albany Heights, Grays

**£175,000** Leasehold

**SOLD**

Ali & Co are excited to present to the market modern ONE bedroom apartment, perfectly situated in GRAYS.

Close To Station | Close to Town Centre | Great Location | Lift Access | Luxury ONE BEDROOM APARTMENT | Secure covered parking | Carport | Long Lease | Guide Price £175,000 - £180,000 |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## ONE BEDROOM APARTMENT

Ali & Co are excited to present to the market a modern ONE bedroom apartment, perfectly situated in GRAYS.

**LOCATION:** Conveniently situated just a short walk from Grays Town Centre, this well presented first floor one bedroom flat offers excellent transport links. Located only 0.2 miles from Grays railway station, it provides easy access to central London. The property is also within close reach of Lakeside Shopping Centre and key road links via the A13 and M25.

**ACCOMODATION:** Set within a modern development with lift access, this attractive property features a welcoming entrance hallway leading to a generously sized double bedroom. The heart of the home is the spacious open plan modern kitchen living area, the property is completed by a modern stylish bathroom.

**EXTERNALLY:** The property benefits from undercover secure parking.

Service Charge inclusive of Water Rates and Building Insurance

Council Tax Band: C (Thurrock Council)

Tenure: Leasehold (107 years)

Ground Rent: £200 per year

Service Charge: £2,090 per year

Parking options: Residents, Underground

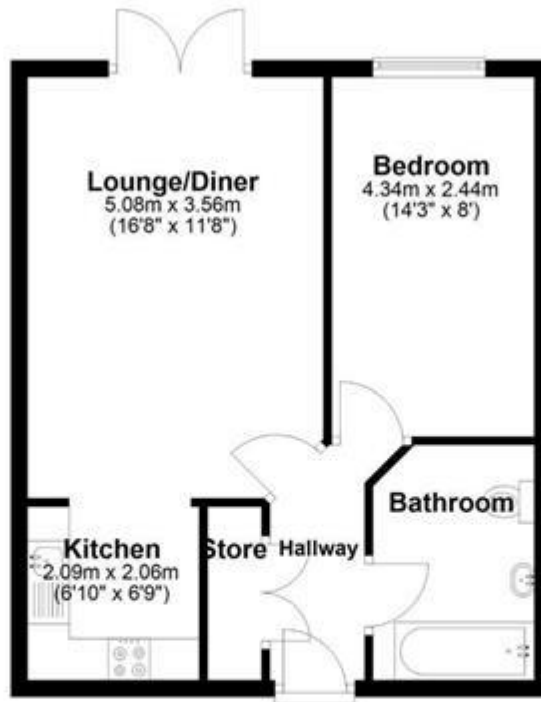
Garden details: Communal Garden





## Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 44.3 sq. metres (477.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephoto | www.modephoto.co.uk  
Plan produced using PlanUp.

## Albany Heights, Grays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.