



Nightingale Court, Fleming Road, Chafford Hundred, Grays

£200,000 Leasehold

We are acting in the sale of the above property and have received an offer of £190,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

CHAIN FREE | Close Proximity To Lakeside Shopping Centre | Ensuite Bathroom | Excellent transport links to A13, M25, and London |

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hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

CHAIN FREE TWO BEDROOM APARTMENT

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Ali & Co are delighted to present this Ground Floor TWO BEDROOM TWO BATHROOM APARTMENT For Sale.

Located on a highly desired location in Chafford Hundred.

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 0.4 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 bedrooms. The master bedroom boasts an en-suite, The heart of the home is the spacious open plan kitchen living area, The property features a modern fitted kitchen with space for appliances, Ideal for both entertaining and everyday living.

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

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (76 years)

Garden details: Communal Garden

Bedroom 1

w: 2.69m x l: 4.27m (w: 8' 10" x l: 14')

Bedroom 2

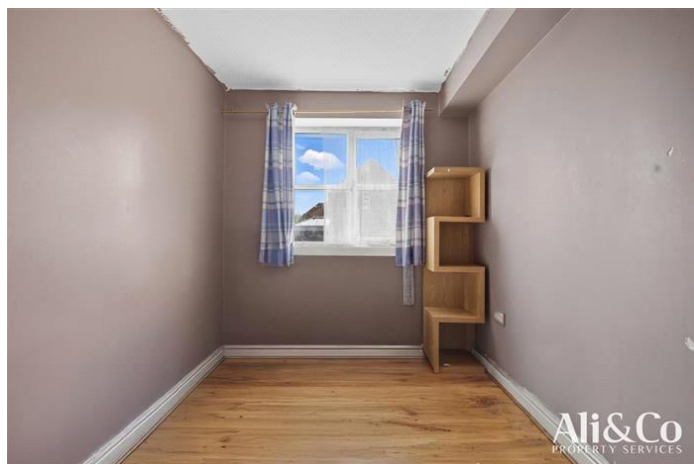
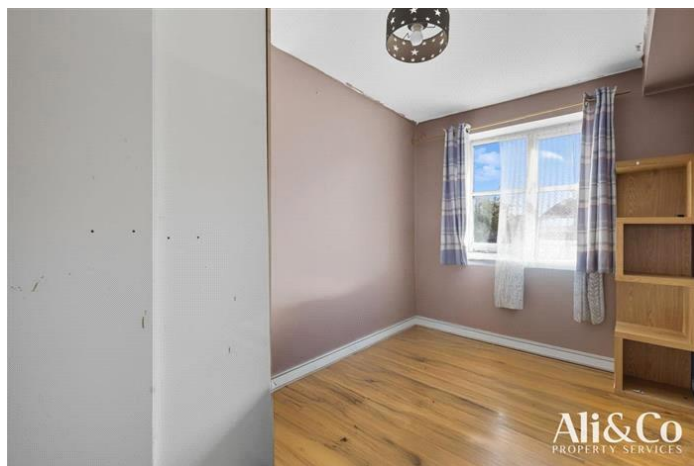
w: 2.19m x l: 4.27m (w: 7' 2" x l: 14')

Living room

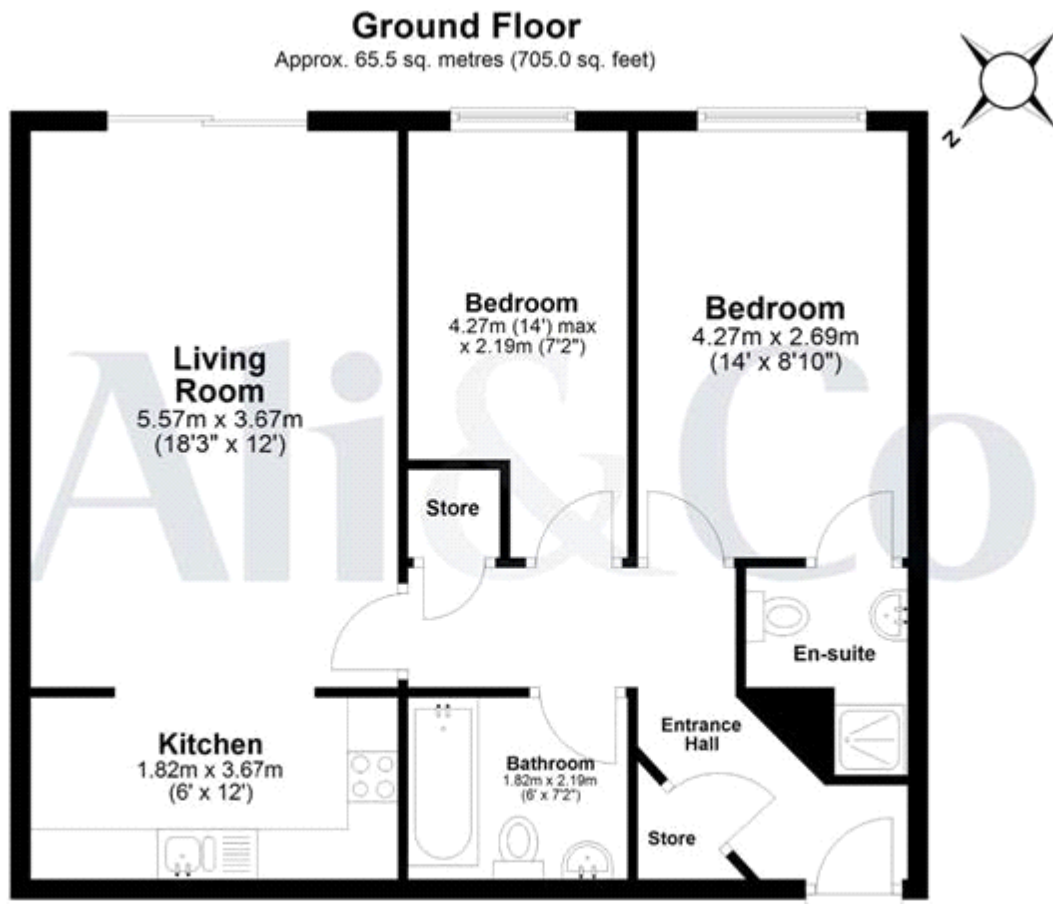
w: 3.67m x l: 5.57m (w: 12' x l: 18' 3")

Kitchen

w: 3.67m x l: 1.82m (w: 12' x l: 6')







Total area: approx. 65.5 sq. metres (705.0 sq. feet)
Nightingale Court



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	79	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/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.