



## Conway Gardens, Grays

**£125,000** Leasehold

**SOLD**

Ali & Co are delighted to present this impressive modernised ONE BEDROOM GROUND FLOOR APARTMENT, Low Service Charge and Ground Rent.

Allocated Parking | Available to view now | Ground Floor | New Kitchen | Newly Renovated | No Onward Chain |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## Stunning Modern One-Bedroom Ground Floor Apartment – Fully Renovated | No Onward Chain

Ali & Co are delighted to present this impressive, fully renovated one-bedroom ground floor apartment located in a highly sought-after area of Grays.

### Property Features:

- Spacious double bedroom
- Contemporary fitted kitchen
- New electrics and plumbing throughout
- High-quality flooring
- Bright and modern décor
- Low service charge and ground rent

No onward chain

### Location:

Ideally situated close to local amenities, shops, and transport links, providing easy access to Grays Town Centre and mainline railway station.

Perfect for: First-time buyers, investors, or downsizers looking for a move-in-ready home.

Contact Ali & Co today to arrange your viewing.

Council Tax Band: A (Thurrock Council)

Tenure: Leasehold (60 years)

Ground Rent: £175 per year

Service Charge: £851.97 per year

Parking options: Residents

Garden details: Communal Garden

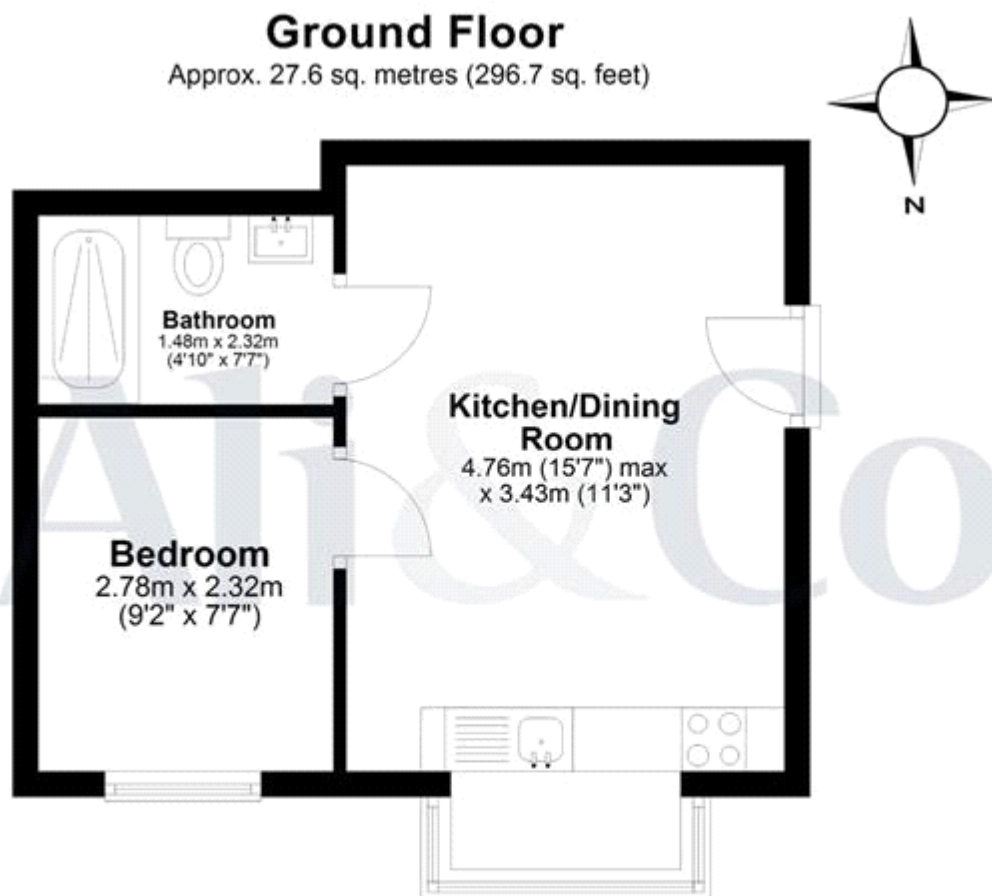
Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains





Total area: approx. 27.6 sq. metres (296.7 sq. feet)  
**Conway Gardens**



| 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> |                         |
| (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 |          |                         |
|   | 61       | 76                      |
| 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/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.