



Nightingale Court, Fleming Road, Chafford Hundred, Grays

£190,000 Leasehold

Welcome to this beautifully presented 1-bedroom ground floor apartment, perfectly situated in the highly sought-after Nightingale Court development in Chafford Hundred. Offering modern living in a prime location, this home is ideal for first-time buyers, downsizers, or investors

CHAIN FREE | Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Communal Garden | Ground Floor | Secure Gated Parking | Spacious One Bedroom Apartment |

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Ali&Co
PROPERTY SERVICES

GROUND FLOOR ONE BEDROOM APARTMENT

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Key Features

- Spacious open-plan lounge/dining area with natural light and a warm, inviting feel
- Modern fitted kitchen with integrated appliances
- Generous double bedroom with built-in storage
- Contemporary bathroom suite
- Allocated parking space
- Secure entry system for peace of mind

Location Highlights

- Excellent transport links: Just minutes from Chafford Hundred Station (direct trains to London Fenchurch Street)
- Close to Lakeside Shopping Centre, restaurants, and leisure facilities
- Nearby green spaces and local amenities for a balanced lifestyle

Arrange a viewing today and experience modern living in one of Essex's most desirable locations!

Council Tax Band: B (Thurrock Council)

Tenure: Leasehold (80 years)

Ground Rent: £130 per year

Service Charge: £1,700 per year

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

Water supply: Mains

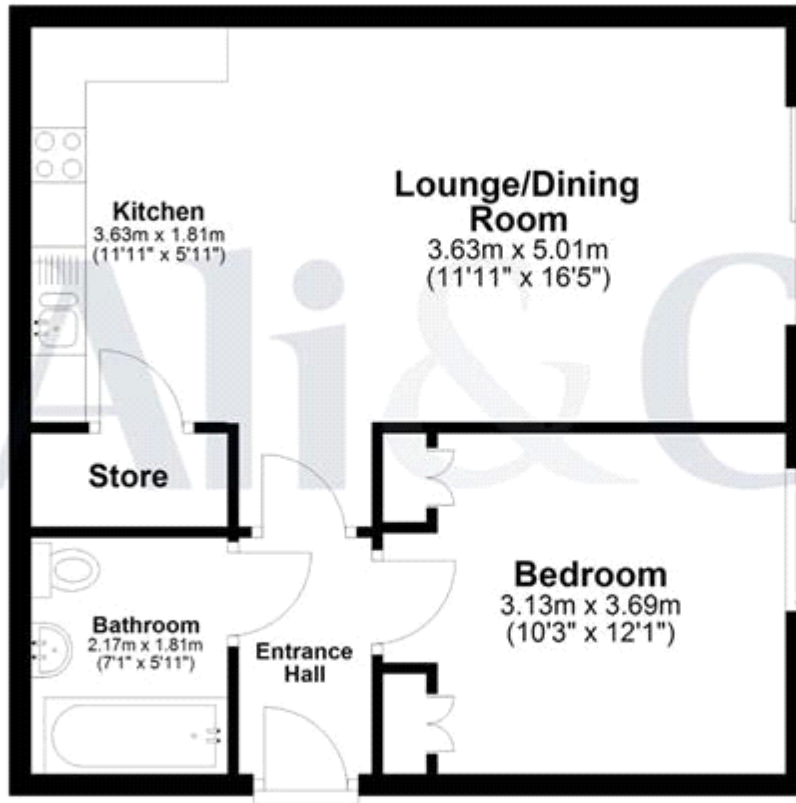
Sewerage: Mains





Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 47.4 sq. metres (509.9 sq. feet)

Nightingale Court



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(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/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.