



Priestley Court, Grays, RM17 5RX

£125,000 Leasehold

We are delighted to introduce this superb one-bedroom first-floor retirement apartment, ideally positioned within the highly sought-after Priestley Court development.

Available to view now | Close to Town Centre | Modern Bathroom | Modern Fitted Kitchen | No Onward Chain | Retirement Flat | Stairlift | Communal Parking | Close to amenities | Close to shops and leisure facilities |

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Ali&Co
PROPERTY SERVICES

Retirement Apartment For Sale

We are delighted to offer this superb one-bedroom, first-floor retirement apartment, ideally situated within the highly sought-after Priestley Court development.

Purpose-built for comfortable and secure senior living, Priestley Court benefits from well-maintained communal parking, a residents' lounge, and the added reassurance of an on-site manager.

The location is particularly convenient, being within a short walk of the Southend Road shopping parade and local bus routes, while Grays town centre is also easily accessible.

Internally, the apartment is well presented and thoughtfully arranged. The welcoming entrance hallway includes a useful built-in storage cupboard. The generous double bedroom is fitted with an excellent range of quality wardrobes, providing ample storage. The bright and airy living room is equipped with a security intercom and emergency alarm system, offering both comfort and peace of mind.

The modern fitted kitchen features a range of matching base and wall-mounted units and enjoys a pleasant south-facing aspect. Completing the accommodation is an impressive refitted shower room, fully tiled throughout and finished to a high standard, incorporating a contemporary shower enclosure with a large shower door.

This attractive retirement apartment presents an excellent opportunity for those seeking secure, low-maintenance living in a popular and well-connected location. Early viewing is highly recommended. Offered with no onward chain.

Entrance Hallway
Built-in storage cupboard

Exterior
Communal parking

Council Tax Band: B (Thurrock Council)
Tenure: Leasehold (59 years)
Ground Rent: £69.96 per year
Service Charge: £201.84 per month
Sanctuary Management
Garden details: Communal Garden
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Accessibility measures: Stair lift

Lounge

w: 3m x l: 4.6m x h: 2.2m (w: 9' 10" x l: 15' 1" x h: 7' 3")
Double glazed window to rear, electric radiator, security intercom phone, emergency alarm system.

En-suite

w: 1.85m x l: 3.7m x h: 2.2m (w: 6' 1" x l: 12' 2" x h: 7' 3")
Double glazed window to rear, stainless steel sink and drainer unit, a range of matching base level and wall mounted units, integrated dishwasher, hob and oven, fridge freezer, washing machine, tiled splashbacks and pantry, Emergency Pull Cord.

Bedroom 1

w: 3.8m x l: 2.8m x h: 2.2m (w: 12' 6" x l: 9' 2" x h: 7' 3")
Double glazed window to front, electric radiator, a range of fitted wardrobes and matching drawers, emergency alarm system.



Bathroom

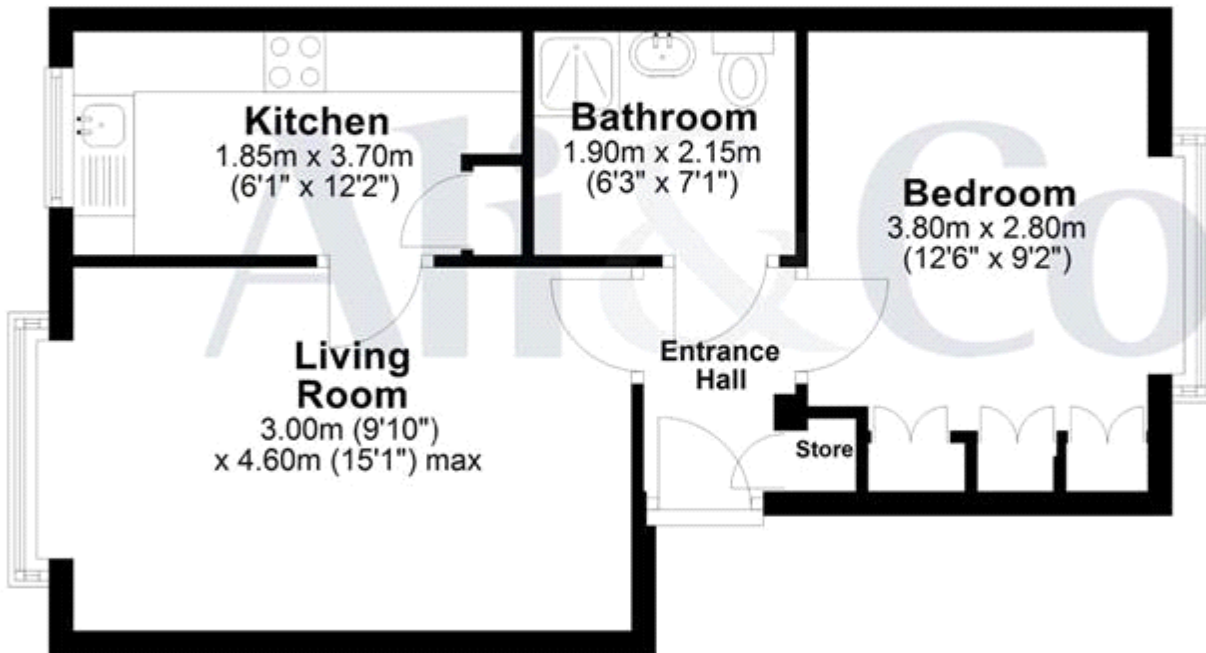
w: 1.9m x l: 2.15m x h: 2.2m (w: 6' 3" x l: 7' 1" x h: 7' 3")

Shower enclosure with seating and grab handles, low flush wc, wash hand basin, extractor fan, mirror fronted bathroom cabinet, wall mounted electric heater, fully tiled walls, emergency alarm system,



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 39.6 sq. metres (425.9 sq. feet)

Priestley Court, Grays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		
		75
		79

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.