



Lewes Close, Grays

£185,000 Leasehold

Ali & Co are excited to present to the market a ONE bedroom Top floor apartment, perfectly situated in Lewes Close, GRAYS.

Well-presented top-floor apartment in a quiet riverside setting | Peaceful cul-de-sac location close to local amenities and Grays town centre | Short walking distance to Grays C2C station | Positioned set back from the river with access to scenic riverside walks | Good-size open-plan kitchen/lounge/diner |

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Ali&Co
PROPERTY SERVICES

ONE BEDROOM CHARMING TOP FLOOR APARTMENT

Ali & Co are excited to present to the market a ONE bedroom Top floor apartment, perfectly situated in Lewes Close, GRAYS.

Set within a peaceful cul-de-sac just moments from the river front, this beautifully presented top-floor, 1 bedroom apartment in Lewes Close offers a superb blend of comfort, convenience, and lifestyle appeal. Its elevated position provides a bright and airy feel throughout, enhanced by its tranquil setting set back from the riverside, giving you the perfect balance of privacy and scenic surroundings.

The location is a standout feature Grays C2C train station is only a short walk away, offering swift links into London Fenchurch Street, ideal for commuters. The riverside footpaths are right on your doorstep, providing picturesque walking routes and a calm, relaxing environment to enjoy all year round.

This apartment is perfect for first-time buyers, investors, or those seeking a peaceful home with excellent transport connections and attractive riverside surroundings.

Internal viewings highly recommended , please call the office today on 01375 806786 to arrange a viewing of this well presented home.

Council Tax Band: A (Thurrock Council)

Tenure: Leasehold (115 years)

Ground Rent: £250 per year

Service Charge: £1,650 per year

Service charge includes water rates

Parking options: Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Bedroom 1

w: 3m x l: 3.8m (w: 9' 10" x l: 12' 6")

Bathroom

w: 2.2m x l: 1.7m (w: 7' 3" x l: 5' 7")

Kitchen/lounge

w: 4.35m x l: 3.1m (w: 14' 3" x l: 10' 2")

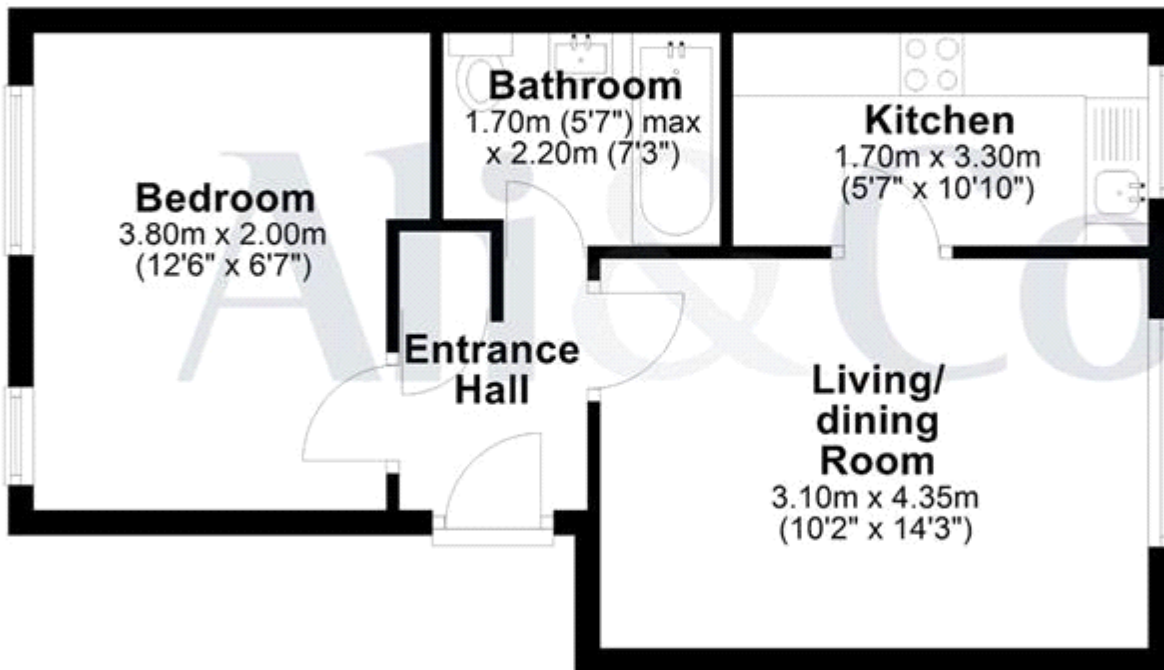
Kitchen

w: 3.3m x l: 1.7m (w: 10' 10" x l: 5' 7")





Approx. 37.2 sq. metres (399.9 sq. feet)



Lewes Close



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>68</p>	<p>81</p>

England & Wales

EU Directive 2002/91/EC

England & Wales	EU Directive 2002/91/EC	
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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.