



Flat , Trelawney Place, Howard Road, Chafford Hundred, Grays

£230,000 Leasehold

Ali & Co are delighted to offer this excellent Ground Floor TWO BED TWO BATH APARTMENT for sale, with no onward chain this is the perfect first time purchase.

Located a stone throw from CHAFFORD HUNDRED C2C Station.

Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Ensuite Master Bedroom | Ground Floor | No Onward Chain | Two Bed Two Bath | Communal Garden | Secure Gated Development | Bike Shed |

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Ali&Co
PROPERTY SERVICES

STUNNING GROUND FLOOR TWO BEDROOM APARTMENT

Ali & Co are delighted to offer this excellent Ground Floor TWO BED TWO BATH APARTMENT for sale, with no onward chain this is the perfect first time purchase.

Located a stone throw from CHAFFORD HUNDRED C2C Station.

The property is located in a prime spot being opposite Bannatynes Gym and health centre, within a short walk to Sainsburys and lakeside shopping centre it is ideally positioned close to all local amenities and transport.

The property offers excellent accommodation with a Master ensuite bedroom, second double room, family bathroom, open plan kitchen/lounge with patio door leading to a communal garden space.

The property benefits from having a secure gated car park, The property is offered vacant possession internal viewings a must.

Please call us to arrange a viewing immediately.

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (77 years)

Ground Rent: £195 per year

Service Charge: £1,295 per year

80 remaining (New build 2004 - 99yrs lease)

Parking options: Residents

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Lounge

w: 3.6m x l: 5.48m x h: 2.5m (w: 11' 10" x l: 18' x h: 8' 2")

Kitchen

w: 3.6m x l: 1.7m x h: 2.5m (w: 11' 10" x l: 5' 7" x h: 8' 2")

Bedroom 1

w: 2.6m x l: 3.6m x h: 2.5m (w: 8' 6" x l: 11' 10" x h: 8' 2")

En-suite

w: 3.4m x l: 1.5m x h: 2.5m (w: 11' 2" x l: 4' 11" x h: 8' 2")

Bathroom

w: 2.2m x l: 1.7m x h: 2.5m (w: 7' 3" x l: 5' 7" x h: 8' 2")

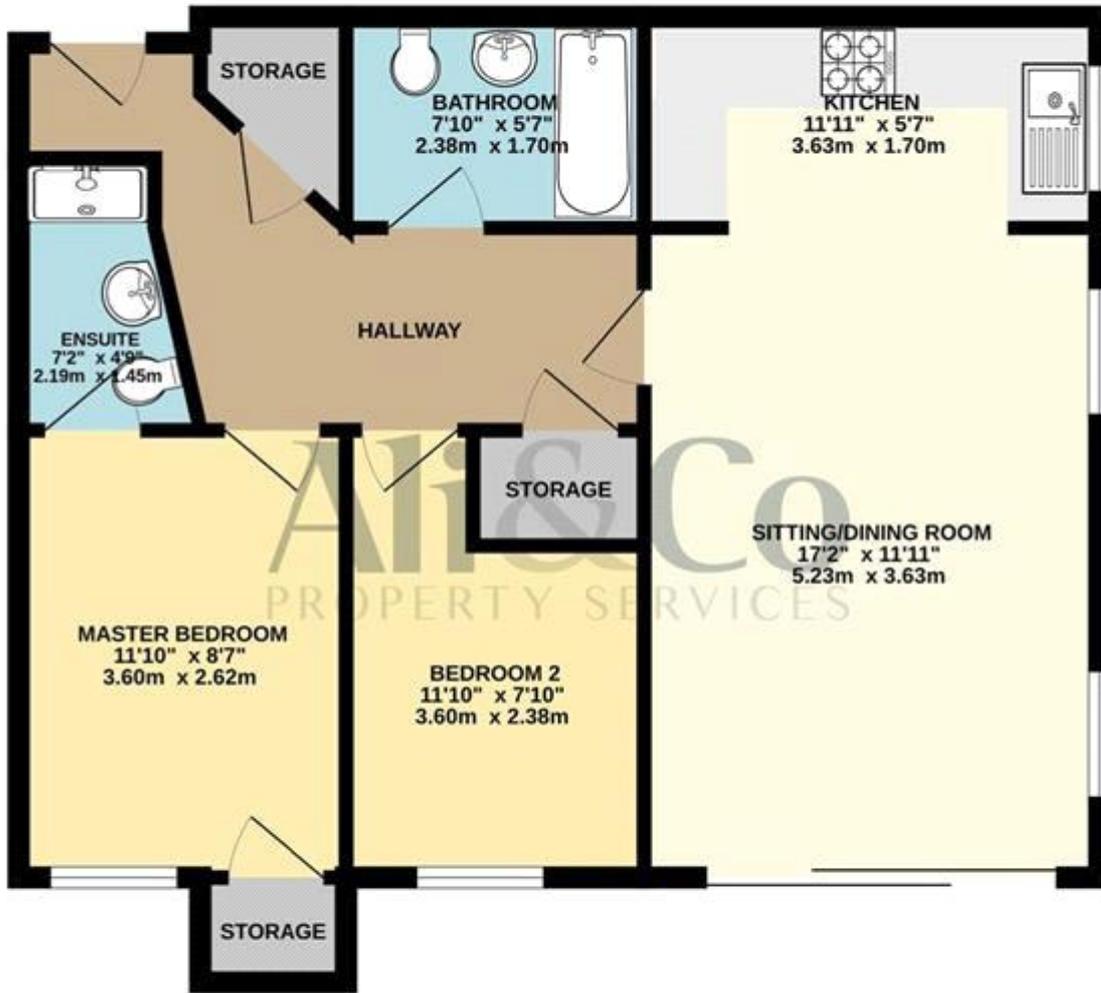
Bedroom 2

w: 2.2m x l: 4.2m x h: 2.5m (w: 7' 3" x l: 13' 9" x h: 8' 2")





GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq ft. (60.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| 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 | | |
| | 78 | 81 |
| 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.