



## Lewes Close, Grays

**£125,000** Leasehold

Ali & Co are delighted to present to the market this well presented one bedroom ground floor apartment, ideally located in Lewes Close, Grays.

Offered to the market chain free, the property represents an excellent opportunity for first time buyers and investors alike.

CHAIN FREE | One-bedroom ground floor apartment | Walking distance to Grays C2C station | Situated in a peaceful cul-de-sac | Popular residential location in Grays | Ideal for first-time buyers or investors |

**01375 806786**

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**Ali&Co**  
PROPERTY SERVICES

## Ground Floor ONE Bedroom Apartment For Sale

Set within a peaceful cul-de-sac just moments from the riverside, this well presented ground floor one bedroom apartment, offered chain free, provides an excellent blend of comfort, convenience, and lifestyle appeal. The property is well maintained throughout, while its position slightly set back from the river offers privacy alongside attractive surroundings.

The location is a standout feature, with Grays C2C train station just a short walk away, providing direct links into London Fenchurch Street and making the property ideal for commuters. Nearby riverside footpaths and green spaces offer enhancing the tranquil feel of the area while keeping local amenities and transport links close by.

An excellent opportunity not to be missed, contact Ali & Co today to arrange your viewing.

Council Tax Band: A (Thurrock Council)

Tenure: Leasehold (158 years)

Ground Rent: £250 per year

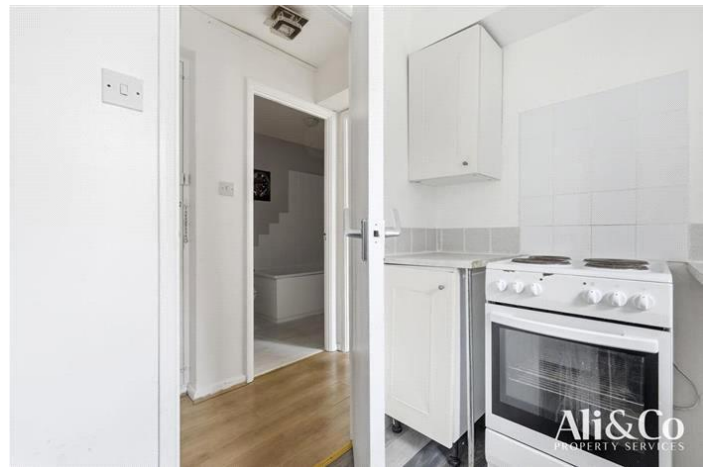
Service Charge: £1,914 per year

Parking options: Residents

Electricity supply: Mains

Heating: Electric

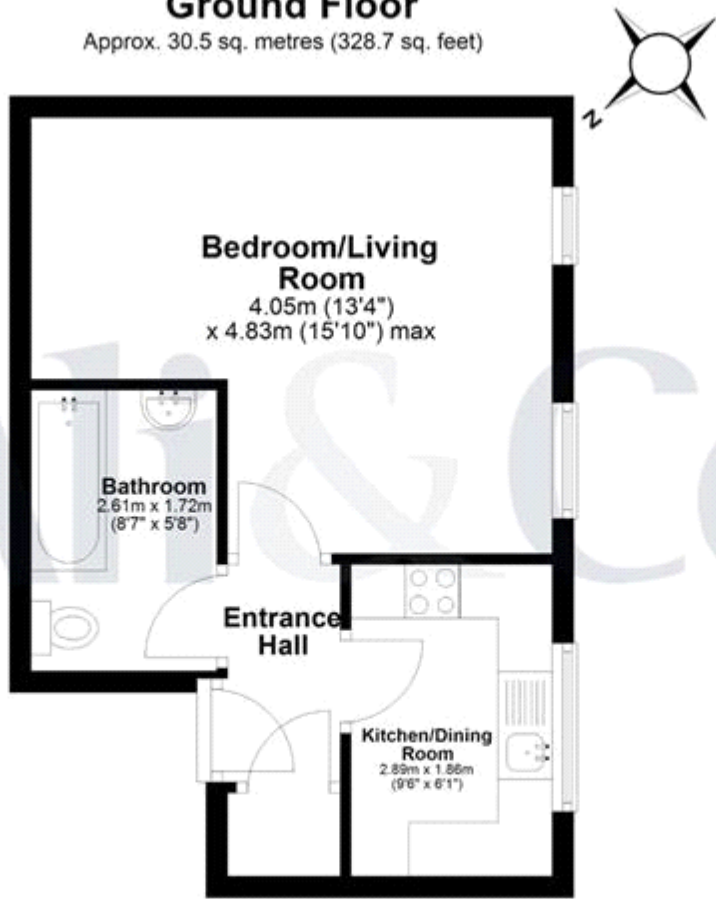
Water supply: Mains





# Ground Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 30.5 sq. metres (328.7 sq. feet)

## Lewes Close



| 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 |                         |           |
|   | <b>71</b>               | <b>78</b> |
| <b>England &amp; Wales</b>                  | 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 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.