



Buttermere Way, West Thurrock

£240,000 Leasehold

Ali & Co are delighted to present this beautifully presented ground floor one-bedroom apartment, ideally situated on the ever-popular Buttermere Way development.

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

STUNNING ONE BEDROOM AVAILABLE

Ali & Co are delighted to present this beautifully presented ground floor one-bedroom apartment, ideally situated on the ever-popular Buttermere Way development. Offering contemporary living throughout, this stylish apartment is an excellent opportunity for first-time buyers, professionals, or investors alike.

The accommodation extends to approximately 45.3 sq. metres (487.9 sq. ft.) and comprises a welcoming entrance hall with useful storage cupboard, a bright and spacious open plan lounge/dining room, a modern fitted kitchen, a generous double bedroom with built-in wardrobe space, and a well-appointed family bathroom.

The living area benefits from large windows and direct access to a private balcony, providing an ideal space to relax or enjoy outdoor dining.

Externally, the property enjoys allocated parking along with well-maintained communal areas.

Conveniently located with excellent access to local amenities, transport links, shopping facilities and nearby green spaces, this apartment offers modern, low-maintenance living in a highly desirable location.

Features

- Ground floor apartment
 - One generous double bedroom
 - Spacious lounge/dining room
 - Modern fitted kitchen
 - Contemporary bathroom
 - Private balcony
 - Allocated parking space
 - Entrance hall with storage cupboard
 - Approx. 45.3 sq. metres (487.9 sq. ft.)
 - Ideal first-time purchase or investment
 - Excellent transport links and local amenities nearby
- ### Room Dimensions
- Lounge/Dining Room: 4.28m x 3.54m (14'0" x 11'7")
 - Kitchen: 2.67m x 2.29m (8'9" x 7'6")
 - Bedroom: 4.46m x 3.29m max (14'7" x 10'9")
 - Bathroom: 2.11m x 1.87m (6'11" x 6'2")
 - Balcony: 2.15m x 1.88m (7'1" x 6'2")
- ### Why You'll Love It

Finished to a high standard throughout, this bright and modern apartment offers a fantastic combination of style, comfort and convenience. The open-plan living space, private balcony and allocated parking make it an ideal home for buyers looking to move straight in or investors seeking a strong rental opportunity.

Early viewing is highly recommended. Contact Ali & Co today to arrange your appointment.

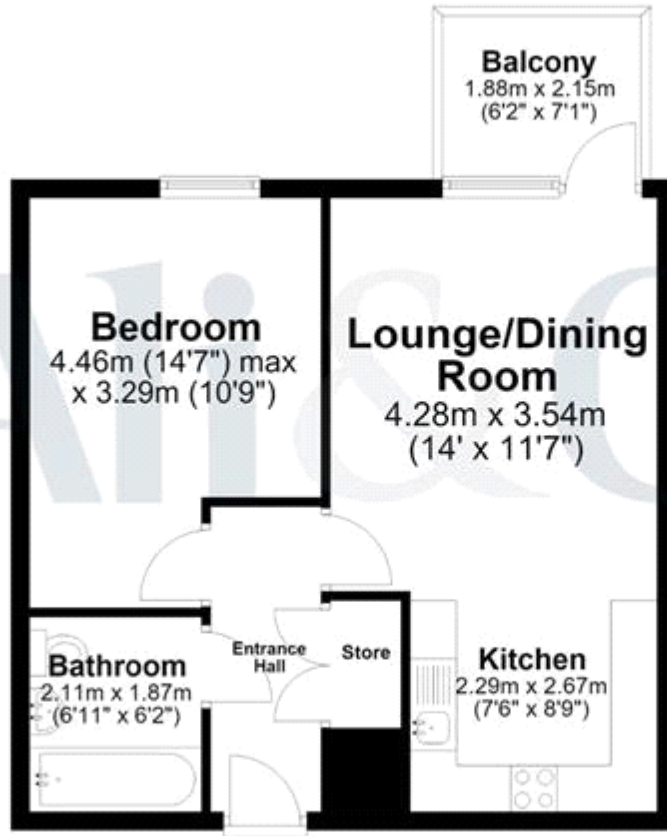
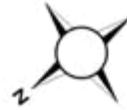
- Council Tax Band: B (Thurrock Council)
- Tenure: Leasehold (997 years)
- Ground Rent: £0 per year
- Service Charge: £1,140 per year
- Parking options: Residents





Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)
(excluding Balcony)



Total area: approx. 45.3 sq. metres (487.9 sq. feet)

Buttermere Way



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