



St. Leonards Close, Grays

£230,000 Leasehold

Ali & Co are delighted to present to the market this well-proportioned two-bedroom apartment, ideally positioned within the popular St Leonards Close development in Grays.

Close to schools, shops & transport links | Close to schools, shops, and leisure facilities | Allocated Parking | Available to view now | Quiet residential location | River Views | Purpose Built |

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Ali&Co
PROPERTY SERVICES

STUNNING TWO BEDROOM APARTMENT FOR SALE

Ali & Co are delighted to present to the market this well-proportioned two-bedroom apartment, ideally positioned within the popular St Leonards Close development in Grays.

Offered to the market is this purpose-built apartment provides bright and spacious accommodation, making it an excellent opportunity for first-time buyers, commuters and buy-to-let investors alike.

The property comprises a welcoming entrance hall with useful storage, a generous lounge offering plenty of natural light, a fitted kitchen with a range of wall and base units, two well-sized bedrooms, and a family bathroom.

Further benefits include allocated parking, a long lease (subject to verification), double glazing, and electric heating.

Ideally located within walking distance of Grays Town Centre and Grays C2C Station, the property offers direct rail links into London Fenchurch Street, making it perfect for commuters. The A13, M25 and Lakeside Shopping Centre are all easily accessible, providing excellent transport connections and a wide range of shopping, dining and leisure facilities.

Key Features

- Two Bedroom Apartment
- Spacious Lounge
- Fitted Kitchen
- Family Bathroom
- Allocated Parking Space
- Ideal First Time Purchase
- Excellent Buy-to-Let Investment
- Walking Distance to Grays Station
- Easy Access to A13, M25 & Lakeside Shopping Centre

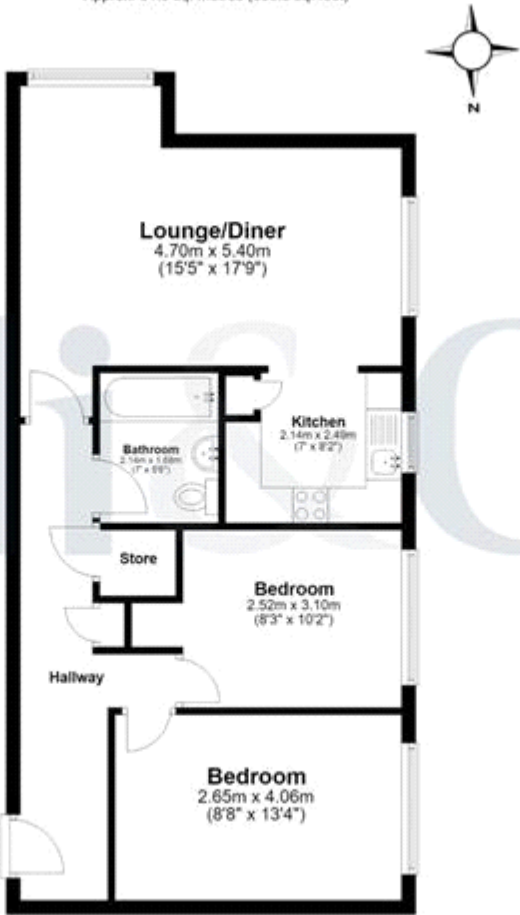
Early viewing is highly recommended. Contact Ali & Co today to arrange your viewing and avoid disappointment.

- Council Tax Band: C (Thurrock Council)
- Tenure: Leasehold (971 years)
- Ground Rent: £150 per year
- Service Charge: £1,900 per year
- Parking options: Off Street, Residents
- Electricity supply: Mains
- Heating: Electric
- Water supply: Mains
- Sewerage: Mains





First Floor
Approx. 61.0 sq. metres (656.3 sq. feet)



Total area: approx. 61.0 sq. metres (656.3 sq. feet)
St Leonards Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	77	82
A		
(81-91)		
B		
(69-80)		
C	77	82
(55-68)		
D		
(39-54)		
E		
(21-38)	77	82
F		
(1-20)	77	82
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.