



## Trelawney Place, Howard Road Chafford Hundred, Grays

**£230,000** Leasehold

Ali & Co are delighted to present this exceptional second-floor duplex apartment, offering spacious and contemporary accommodation arranged over two floors within a secure gated development in the highly sought-after Chafford Hundred area.

CHAIN FREE | Fantastic Location | Juliette balcony | Secure Gated Development | Spacious Accommodation Arranged Over Two Floors | Principal Bedroom with En-Suite Shower Room | Two Residents' Parking Permits Included | Ideal for First-Time Buyers,

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**Ali & Co**  
PROPERTY SERVICES



## TWO BEDROOM DUPLEX APARTMENT

Ali & Co are delighted to present this exceptional second-floor duplex apartment, offering spacious and contemporary accommodation arranged over two floors within a secure gated development in the highly sought-after Chafford Hundred area.

The property boasts an impressive open-plan kitchen, dining and living area on the lower level, creating the perfect space for modern living and entertaining. The bright and airy living space is enhanced by a Juliette balcony, allowing natural light to flood the room.

The Upper floor features two generous double bedrooms, including a superb principal bedroom with a private en-suite shower room, providing an added touch of luxury. A modern family bathroom and useful storage space complete the accommodation.

Ideally located for commuters and families alike, the property is just a 10-minute walk from Chafford Hundred C2C Station, offering direct services to London Fenchurch Street in approximately 35 minutes. Residents can also enjoy the convenience of Tesco Express, Lakeside Shopping Centre, and the wider retail park all within easy reach, while a gym and Sainsbury's are just a 2-minute walk away.

Further benefits include a secure gated entrance and two residents' parking permits, providing convenient resident parking.

This beautifully presented duplex apartment is offered to the market chain free and is ready for immediate occupation, making it an ideal choice for buyers seeking a smooth and hassle-free move. Early viewing is highly recommended to fully appreciate the space, style and excellent location on offer. Contact Ali & Co today to arrange your viewing.



### Bedroom One

3.28m x 3.63m (10'9" x 11'11")

### Bedroom Two

2.50m x 5.18m (8'3" x 17'0")

### En-Suite

2.06m x 1.45m (6'9" x 4'9")

### Family Bathroom

2.06m x 2.07m (6'9" x 6'9")

### Third Floor

### Open-Plan Kitchen / Dining / Living Room

4.15m x 7.34m (13'7" x 24'1")

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (76 years)

Ground Rent: £150 per year

Service Charge: £2,200 per year

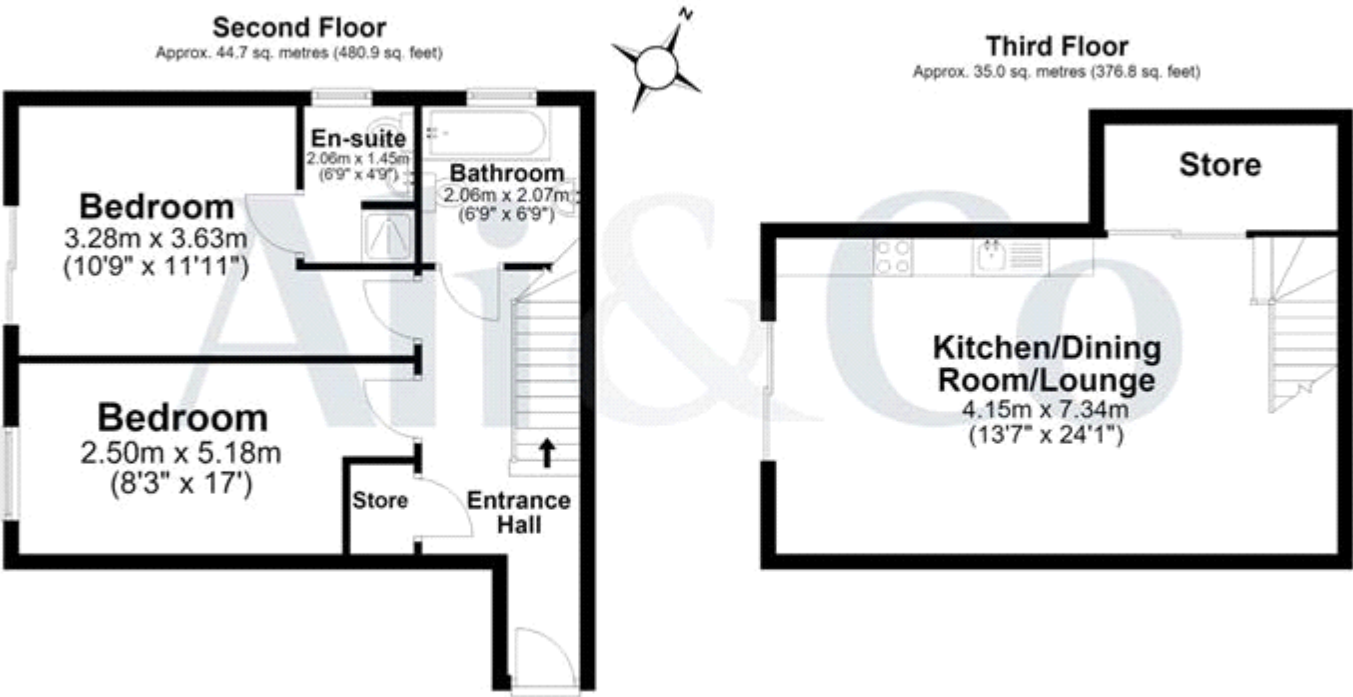
Parking options: Residents

Garden details: Communal Garden

Electricity supply: Mains

Water supply: Mains





Total area: approx. 79.7 sq. metres (857.7 sq. feet)  
**Trelawney Place**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A (92-)                                     |                         |           |
| B (81-91)                                   |                         |           |
| C (69-80)                                   |                         |           |
| D (55-68)                                   |                         |           |
| E (39-54)                                   |                         |           |
| F (21-38)                                   |                         |           |
| G (1-20)                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 69                      | 76        |
| 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/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.