



Timber Court, Grays

£210,000 Leasehold

Ali & Co Property Services are pleased to present this well-proportioned two-bedroom first-floor apartment, situated within the popular Timber Court development.

1st Floor | Allocated Parking | Available to view now | Close to A13 & M25 | Close to local amenities, schools, and transport links | No Onward Chain | Long Lease

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Ali&Co
PROPERTY SERVICES

Stunning Two Bedroom Apartment For Sale

Ali & Co Property Services are pleased to present this well-proportioned two-bedroom first-floor apartment, situated within the popular Timber Court development.

Offering approximately 51.5 sq m (554 sq ft) of accommodation, the property provides a practical layout comprising two bedrooms, a spacious lounge/diner, separate kitchen, bathroom, hallway and additional storage.

One of the property's standout features is the far-reaching river and waterside views, providing an attractive outlook from the apartment.

Lounge/Diner – 4.49m x 3.37m

A generous reception space providing ample room for both living and dining furniture, with excellent natural light and views towards the river.

Kitchen – 3.35m x 1.62m

Separate kitchen with fitted units and work surfaces, providing a practical cooking and storage area.

Bedroom One – 4.56m x 2.90m

A well-sized principal bedroom with sufficient space for a double bed and additional furniture.

Bedroom Two – 4.56m x 2.01m

A second bedroom suitable for use as a bedroom, home office or study.

Bathroom – 2.05m x 2.06m

Fitted bathroom comprising bath/shower, WC and wash hand basin.

Additional Storage

Useful storage cupboard located off the hallway.

Location

Timber Court is situated in Chadwell St Mary, providing access to local shops, amenities and transport links. The development also benefits from an attractive waterside setting, with the apartment enjoying far-reaching views across the river and surrounding landscape.

"This is a well-presented and sensibly laid-out two-bedroom apartment offering approximately 554 sq ft of accommodation, with the particularly attractive benefit of far-reaching river views. The combination of spacious living accommodation, two bedrooms and a desirable waterside outlook makes this an appealing opportunity."

Early viewing is highly recommended.

Council Tax Band: C (Thurrock Council)

Tenure: Leasehold (971 years)

Ground Rent: £80.84 per year

Service Charge: £1,053.66 per year

Parking options: Off Street, Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

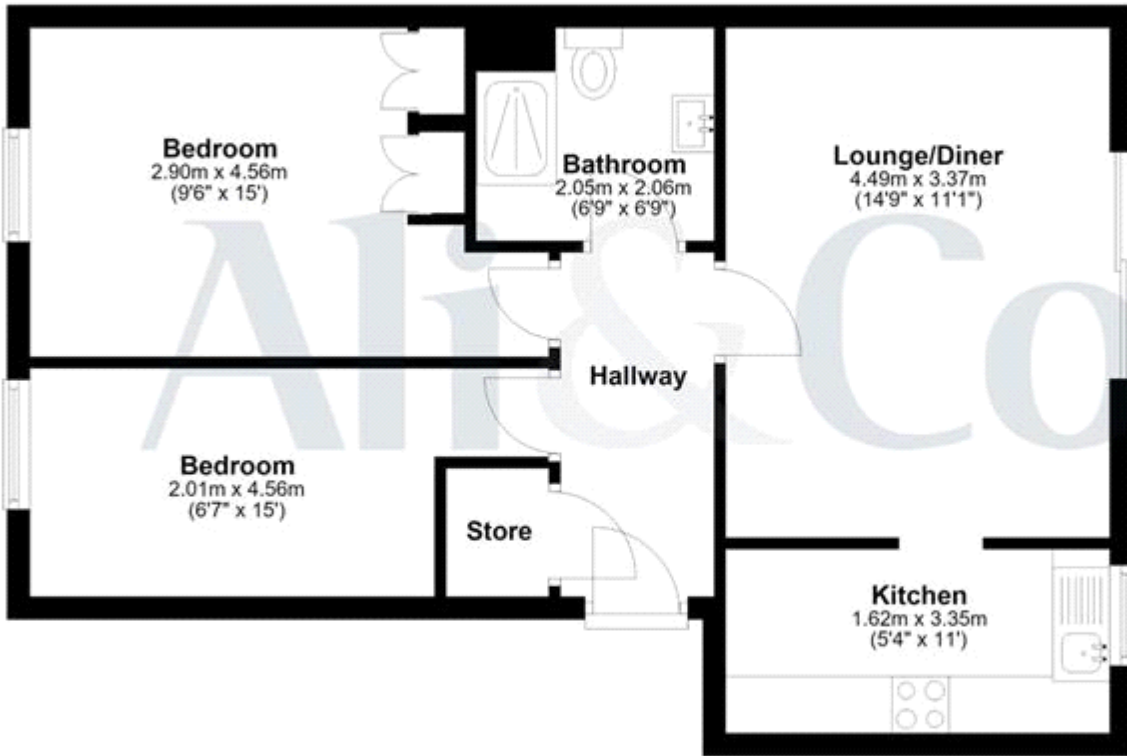
Sewerage: Mains





First Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 51.5 sq. metres (554.2 sq. feet)

Timber Court



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		
	77	83
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.