



## Premier Avenue, Grays

£1,550 pcm

**LET**

Ali & Co are delighted to present this fantastic THREE BEDROOM Family home located in North of Grays next to Blackshots Leisure Centre.

Cloakroom | Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | High Ceilings | Integrated Appliances | New bathroom | New Kitchen | Off-street parking | Semi Detached House | Three Bedrooms | Wood Flooring |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present this fantastic THREE BEDROOM Family home located in North of Grays next to Blackshots Leisure Centre.

The property offers exceptional living space with three good size bedrooms family bathroom a very spacious lounge/diner, modern kitchen and a down stairs shower room.

Located within William Edwards School catchment area. And providing local amenities and transport.

Council Tax Band: D (Thurrock Council)  
Deposit: £1,550

### Lounge/diner

Spacious Lounge and diner with french doors leading to the kitchen

### Kitchen

Modern Kitchen

### Shower

Downstairs Shower Room

### Bedroom 1

Large spacious double room with bay window

### Bedroom 2

Second double room

### Bedroom 3

Great size single bedroom

### Garden

Very long and spacious garden with a outbuilding









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 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 tenant.