



## Nightingale Court, Fleming Road, Chafford Hundred, Grays

**£1,195 pcm**

**LET**

Ali & Co are delighted to present this fantastic and spacious ground floor ONE BEDROOM APARTMENT, with patio door leading to a shared garden area.

Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Communal Garden | Ground Floor | Secure Gated Parking | Spacious One Bedroom Apartment |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## GROUND FLOOR ONE BEDROOM APARTMENT

Ali & Co are delighted to present this fantastic and spacious ground floor ONE BEDROOM APARTMENT, with patio door leading to a shared garden area.

The property offers fantastic accommodation with a double bedroom, family bathroom, open plan kitchen/lounge.

The property is located in a highly desired block with secure gated entrance intercom system, and a short walk to Chafford Hundred C2C station.

The property has great access to A13/M25 and Lakeside shopping centre,

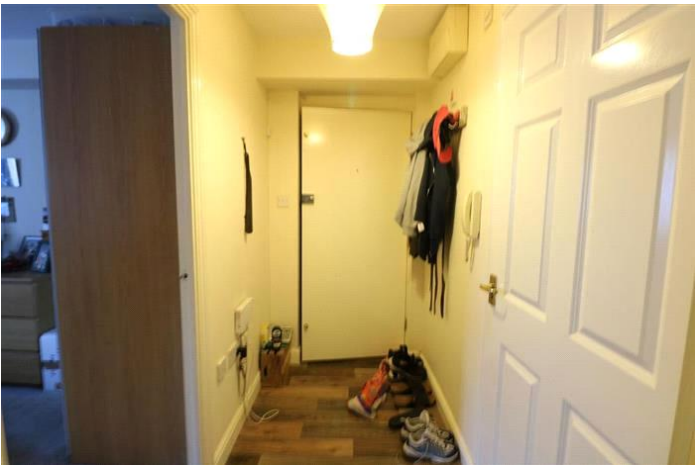
Great first time buyer home.

Call to arrange a viewing immediately.

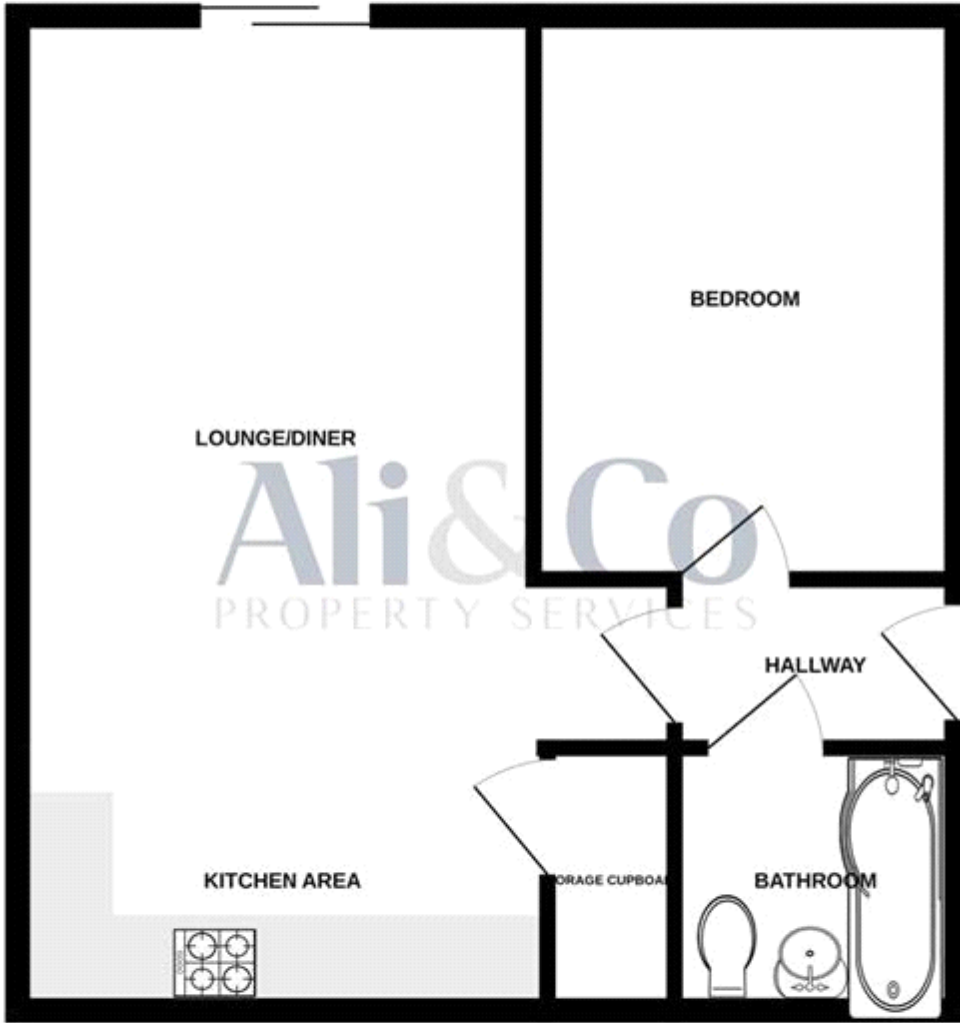
Council Tax Band: B (Thurrock Council)

Deposit: £1,150





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</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.