



## Timber Court, Grays

£1,150 pcm

**LET**

Ali & Co are delighted to present To Let this Stunning Ground Floor ONE BEDROOM APARTMENT located on Timber Court Grays by the riverside.

Allocated Parking | Close To Station | Close to Town Centre | Ground Floor | Modern Bathroom | Modern Fully Fitted Kitchen | Newly Renovated | New Appliances Included | River Side Location

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## STUNNING ONE BEDROOM APARTMENT FOR SALE

The property has been fully renovated to a very high standard. This property offers excellent accommodation with a Double Bedroom, Open Plan Kitchen fully integrated, modern bathroom, and great sized lounge with patio doors leading to a communal garden, and river views.

Available to view immediately.

Council Tax Band: B (Thurrock Council)

Deposit: £1,150

### Kitchen/lounge

w: 3.81m x l: 6.63m x h: 2.5m (w: 12' 6" x l: 21' 9" x h: 8' 2")

A Stunning modern sleek kitchen units with a new Zanussi Hob and Oven, Integrated Fridge/Freezer and washing machine all appliances included with the purchase.

### Bedroom 1

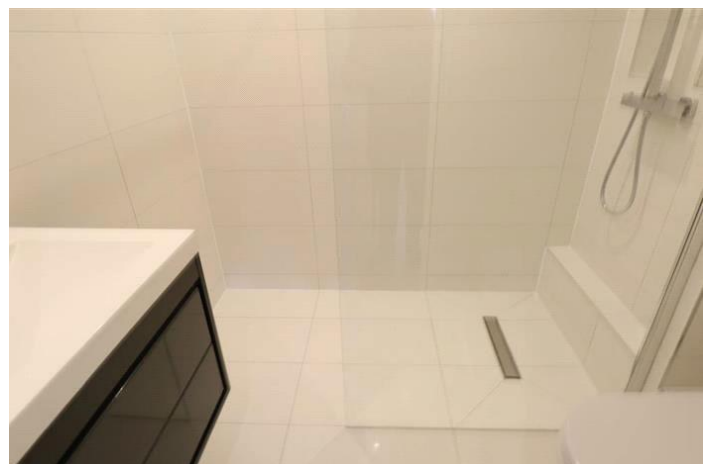
w: 2.81m x l: 3.75m x h: 2.5m (w: 9' 3" x l: 12' 4" x h: 8' 2")

Newly decorated with built in cupboard, new electrics

### Bathroom

w: 1.82m x l: 1.95m x h: 2.5m (w: 6' x l: 6' 5" x h: 8' 2")

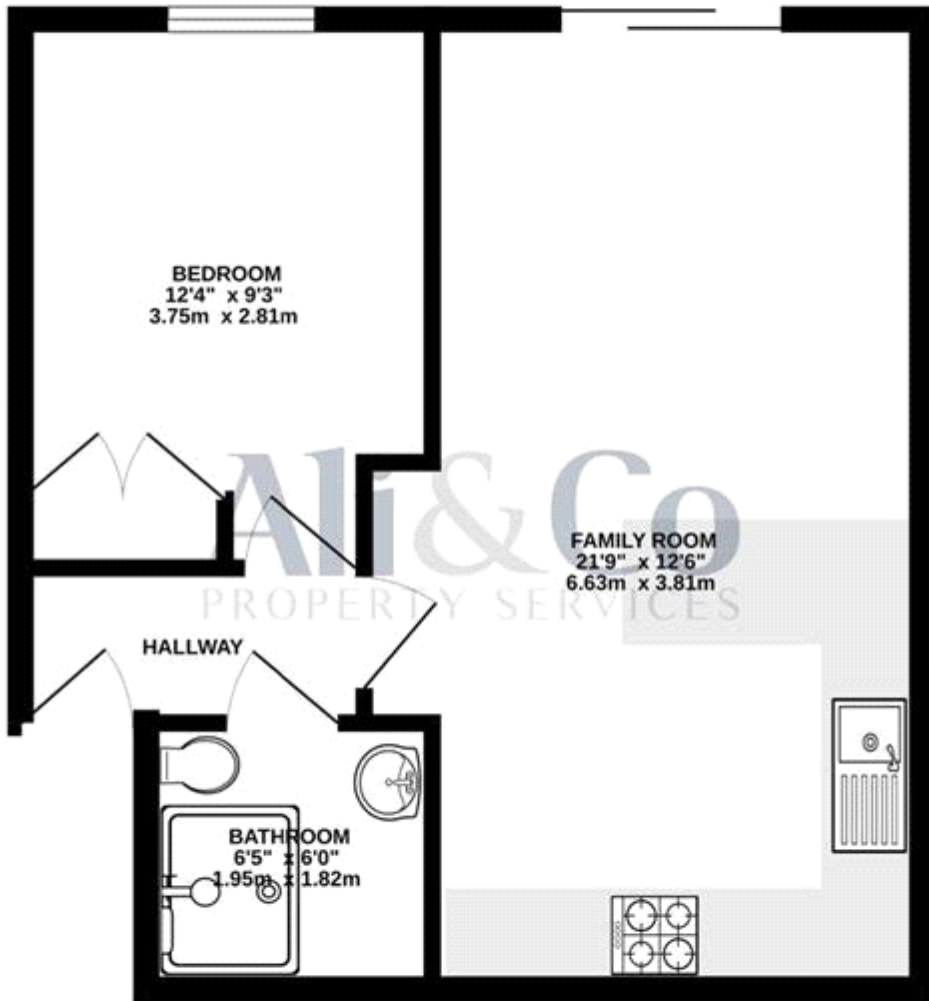
A modern walk in shower with modern sink unit and toilet.







# 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>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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.

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