



## Killarney Crescent, Grays

**£375,000** Freehold

Ali & Co are thrilled to introduce to the market this NEWLY BUILT TWO BEDROOM property located in the heart of Lakeside.

Cloakroom | Close Proximity To Lakeside Shopping Centre | Close To Station | Double Bedrooms | Ensuite Bathroom | Fantastic Location | Garden | integrated kitchen | MODERN LUXURY | Spacious Lounge/Diner |

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**Ali&Co**  
PROPERTY SERVICES



## Newly Built 2 Bedroom Home

Ali & Co are thrilled to introduce to the market this newly built two-bedroom property located in the heart of Lakeside.

**LOCATION:** The property is situated in the heart of Lakeside, with the Lakeside Shopping Center right on your doorstep. Restaurants and gyms are nearby, adding to the area's vibrant atmosphere. Chafford Hundred Train Station is just a short walk away, with direct links to the M25 and A13 from Lakeside.

**ACCOMMODATION:** This newly-built home features a stunning kitchen with integrated appliances and a spacious lounge/dining area. There is also a downstairs WC.

**BEDROOMS:** The property features two spacious double bedrooms, with the master bedroom boasting the additional benefit of an en-suite.

**MODERN FEATURES:** This contemporary home boasts exceptional modern amenities, such as a sleek white high-gloss fitted kitchen, alongside an elegantly fully-tiled bathroom and en-suite.

**Externally:** There is a beautiful low maintenance landscaped garden and allocated parking.

Internal viewings highly recommended, please call the office today to arrange a viewing.

Council Tax Band: C

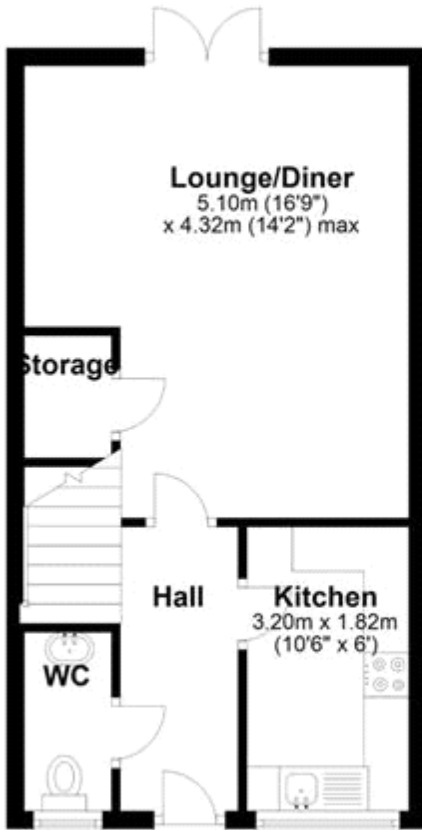
Tenure: Freehold





### Ground Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.1 sq. feet)

**Killarney crescent, West thurrock**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(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 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.