



## Coal Court, Grays

**£210,000** Leasehold

**SOLD**

Ali & Co are delighted to have on offer this very well presented TWO BEDROOM GROUND FLOOR APARTMENT.

The property benefits from having TWO allocated parking spaces and secure entrance.

The property is situated close to Grays Town Centre and Transport links.

Close To Station | Double Glazing | Fitted Bathroom | Fitted Kitchen | Off-street parking | Ground Floor | Two Bedroom |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## TWO BEDROOM GROUND FLOOR APARTMENT

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The property offers exceptional living space with two very good size rooms, a separate lounge/diner with access to kitchen. The property is in great shape with modern decor throughout. Please contact our office to arrange a viewing immediately.

Council Tax Band: C (Thurrock Council)  
Tenure: Leasehold (900 years)  
Ground Rent: £70 per year  
Service Charge: £1,440 per year

### Lounge/diner

w: 4.99m x l: 3.34m (w: 16' 4" x l: 10' 11")  
Double glazed windows with wood flooring and neutral decor

### Bedroom 1

w: 2.87m x l: 3.88m (w: 9' 5" x l: 12' 9")  
Spacious bedroom with built in wardrobes

### Bedroom 2

w: 2.24m x l: 3.38m (w: 7' 4" x l: 11' 1")  
A very good size second bedroom

### Bathroom

w: 2.06m x l: 1.77m (w: 6' 9" x l: 5' 10")  
A modern luxury bathroom

### Kitchen

w: 3.06m x l: 1.8m (w: 10' x l: 5' 11")  
Good size kitchen with all mod cons.







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>		
(55-68) <b>D</b>	66	78
(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/fitings 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.