



## Trinity House, Argent Street, Grays

**£229,995** Leasehold

**SSTC**

Ali & Co are delighted to have on offer this fantastic TWO BEDROOM GROUND FLOOR APARTMENT For Sale.

A fantastic starter home!

Available immediately - NO CHAIN

CLOSE TO TOWN | Double Glazing | NO CHAIN | Allocated Parking | Newly Renovated | Off-street parking | Two Bedroom |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## TWO BEDROOM GROUND FLOOR APARTMENT

This property offers fantastic living space with two good size bedrooms, spacious lounge a modern newly installed kitchen, new carpets throughout and recently renovated to a great standard. The property is a Ground Floor apartment with allocated parking. Situated within a short walk to Grays Town Centre And C2C train station. Great for commuters!

Council Tax Band: C (Thurrock Council)  
Tenure: Leasehold (102 years)  
Ground Rent: £300 per year  
Service Charge: £800 per year

### Lounge

Clean Newly carpeted and painted

### Kitchen

Modern kitchen installed

### Bedroom 1

Spacious bedroom newly painted and decorated

### Bedroom 2

Good size single bedroom newly carpeted and painted

### Bathroom

Newly fitted bathroom

### Entrance hall

Neutral decor wide access with video entry phone







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>	76	80
(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/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.