



## Anchor Court, Argent Street, Grays

**£245,000** Leasehold

**SOLD**

Ali & Co are delighted to bring to the market this fantastic TWO BEDROOM TWO BATHROOM APARTMENT.

Located in Grays Riverside.

Excellent investment opportunity

NO CHAIN

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**Ali & Co**  
PROPERTY SERVICES



## TWO BEDROOM ENSUITE APATMENT

Ali & Co are delighted to bring to the market this fantastic TWO BEDROOM TWO BATHROOM APARTMENT.

Located in Grays Riverside, the property is on the 1st floor, with lift access, providing excellent accommodation with two double bedrooms, ensuite master bedroom, family bathroom, open plan kitchen/ lounge and balcony.

This property perfectly located by the riverside, town centre, schools and transport.

Viewings a must

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (109 years)

Ground Rent: £219.35 per year

Service Charge: £1,537 per year







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	89
(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/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.