



## A Lodge Lane, Grays

**Offers Over £220,000** Leasehold

**SOLD**

Ali & Co are delighted to present this fantastic THREE BEDROOM APARTMENT newly renovated to high standard.

Perfect for a first time buyer.

Available to view now | Modern Bathroom | Modern Fully Fitted Kitchen | No Onward Chain | Spacious Lounge/Diner | Three Bedrooms | Granite Worktops |

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hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM APARTMENT

The property is located in the north of Grays a very popular location in Thurrock on Lodge Lane, the property has great amenities being on a parade of shops.

This property offers excellent accommodation with 3 bedrooms, a spacious lounge, family bathroom and a fully fitted kitchen with granite worktops, very low management fees and ground rent,

Available to view now please call Ali & Co to arrange.

Council Tax Band: B (Thurrock Council)

Tenure: Leasehold (78 years)

Ground Rent: £60 per year

Service Charge: £180 per year

### Living room

w: 3.95m x l: 5.4m x h: 2.5m (w: 13' x l: 17' 9" x h: 8' 2")

### Kitchen

w: 2.8m x l: 3.3m x h: 2.5m (w: 9' 2" x l: 10' 10" x h: 8' 2")

### Bedroom 1

w: 2.68m x l: 5.4m x h: 2.5m (w: 8' 10" x l: 17' 9" x h: 8' 2")

### Bedroom 2

w: 2.88m x l: 3.5m x h: 2.5m (w: 9' 5" x l: 11' 6" x h: 8' 2")

### Bedroom 3

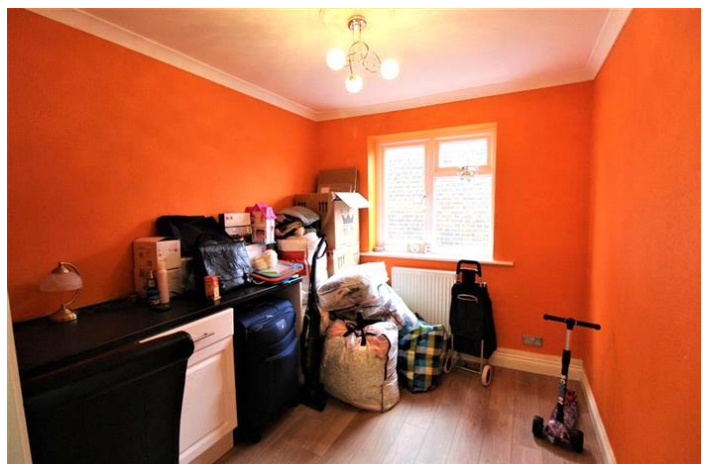
w: 2.88m x l: 2.4m x h: 2.5m (w: 9' 5" x l: 7' 10" x h: 8' 2")

### Bathroom

w: 1.57m x l: 2.66m x h: 2.5m (w: 5' 2" x l: 8' 9" x h: 8' 2")

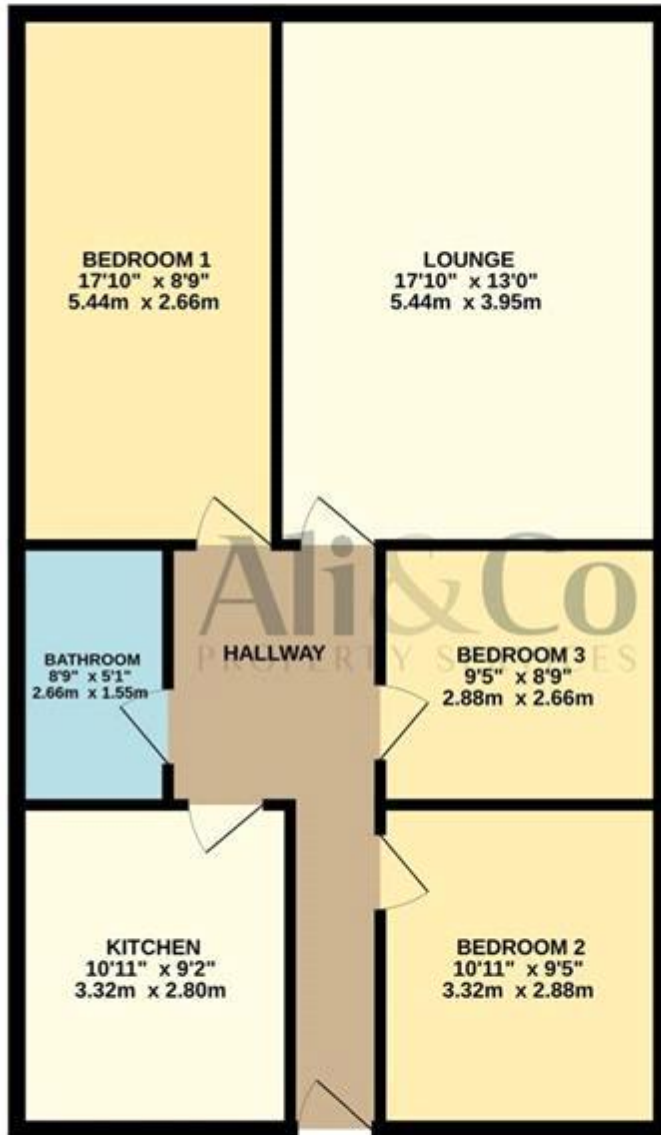
### Hall

w: 2.8m x l: 5.98m x h: 2.5m (w: 9' 2" x l: 19' 7" x h: 8' 2")





GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.

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>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>52</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.