



## Argent Court, Argent Street, Grays

**£260,000** Leasehold

**SOLD**

Ali & Co present this TWO BEDROOM TWO BATHROOM Luxury Top Floor Apartment which is located on Agent Street with river views which also benefits from having a large loft.

TWO BED TWO BATH APARTMENT | Allocated parking | Balcony | Close to schools | Close To Station | Double Glazing | En Suite Master Bedroom | Secure Gated parking | Two Bedroom Apartment | Loft storage |

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**Ali&Co**  
PROPERTY SERVICES

## LUXURY TWO BED PENTHOUSE APARTMENT WITH RIVER VIEWS

Ali & Co present this TWO BEDROOM TWO BATHROOM Luxury Top Floor Apartment which is located on the river and benefits from attractive views.

The property has a full balcony as well as a Juliette balcony and is presented to a high standard.

The property is very well located being within 5 mins walk to Grays Town centre and train station, excellent for commuters.

Offering fantastic accommodation with a Ensuite master bedroom, second double bedroom, family bathroom, open plan kitchen, plenty of storage, allocated parking with secure entry gate.

Being a top floor apartment this property benefits from having access to a large loft area for storage.

This is one of the larger apartments in the block, private gated entry with security door and lifts, marked parking bay and storage facility.

Call now to view the property.

CHAIN FREE

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (107 years)

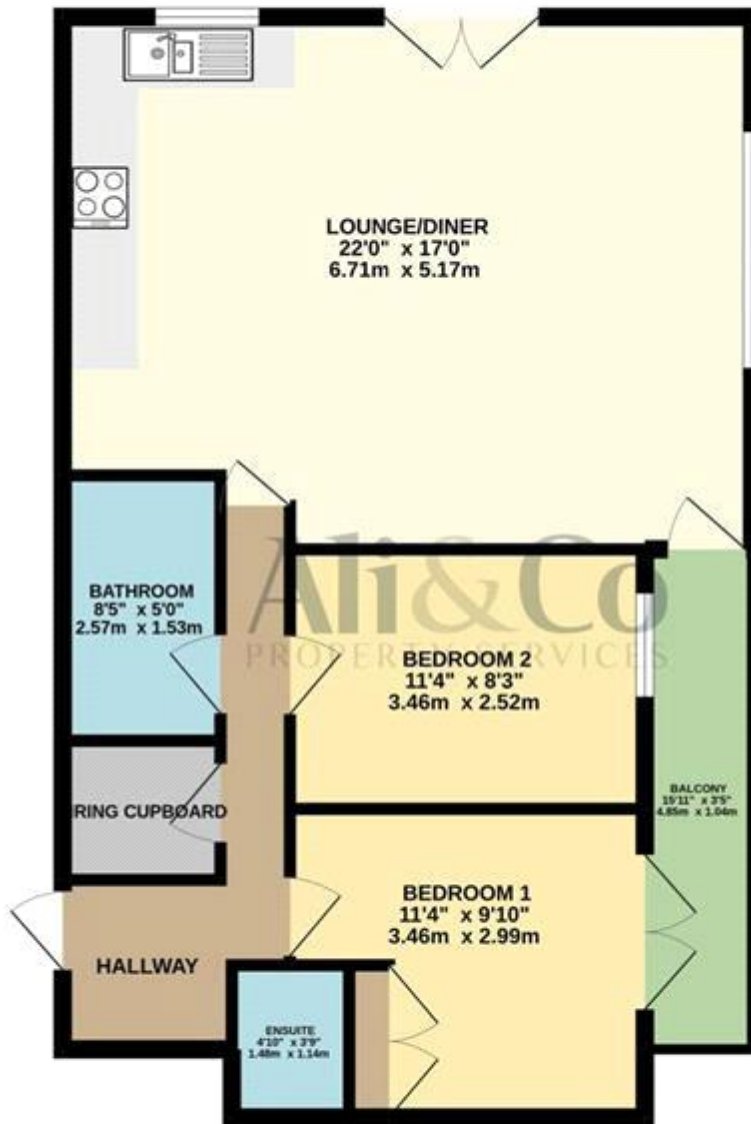
Ground Rent: £219.67 per year (reviewed every 5 years)

Service Charge: £1,694.31 per year





GROUND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>72</b>
<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.