

## Sartoria Court, Grays

**£250,000** Leasehold

**SOLD**

Ali & Co are delighted to Welcome to the market This SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT IN GRAYS positioned in a great location close to local amenities and public transport.

Allocated Parking | Close to schools | Close To Station | Close to Town Centre | Cul De Sac | Ground Floor |

**01375 806786**

hello@aliandcoproperty.co.uk

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## STUNNING GROUND FLOOR TWO BEDROOM APARTMENT

Ali & Co are delighted to Welcome to the market This SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT IN GRAYS positioned in a great location close to local amenities and public transport.

**LOCATION:** The Property is ideally situated for access to Grays Town centre, bus routes and the train station which is on the Southend to London Fenchurch Street C2C line. Local amenities and Schools are all within walking distance from the property.

**ACCOMMODATION:** The welcoming entrance hallway leads to two good size double bedrooms and modern family bathroom. a large open plan Modern fitted Kitchen lounge /dining area gives direct access to the outside communal area.

**EXTERNALLY:** the property has one allocated parking space .

Internal viewings are highly recommended to view this beautifully presented 2 bedroom apartment, please call 01375 806786 today to arrange your viewing.

Council Tax Band: C (Thurrock Council)

Tenure: Leasehold (115 years)

Ground Rent: £295 per year

Service Charge: £1,440 per year

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

Water supply: Mains

### Bedroom 1

w: 3.07m x l: 5.24m (w: 10' 1" x l: 17' 2")

### Bedroom 2

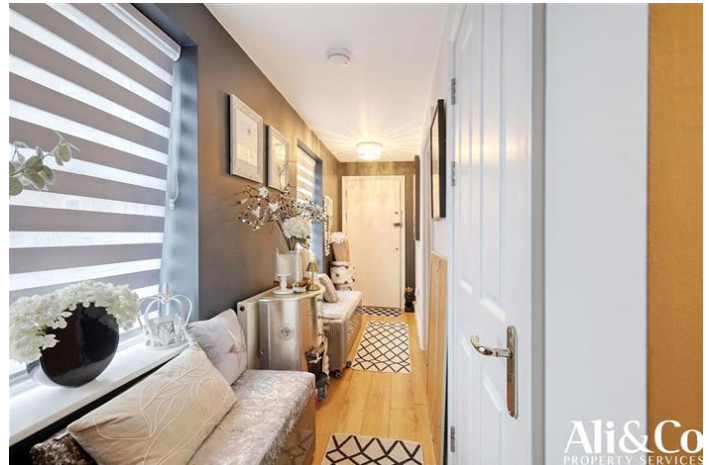
w: 2.41m x l: 4.55m (w: 7' 11" x l: 14' 11")

### Lounge/diner

w: 3.95m x l: 5.15m (w: 13' x l: 16' 11")

### Kitchen

w: 2.68m x l: 2.4m (w: 8' 10" x l: 7' 10")





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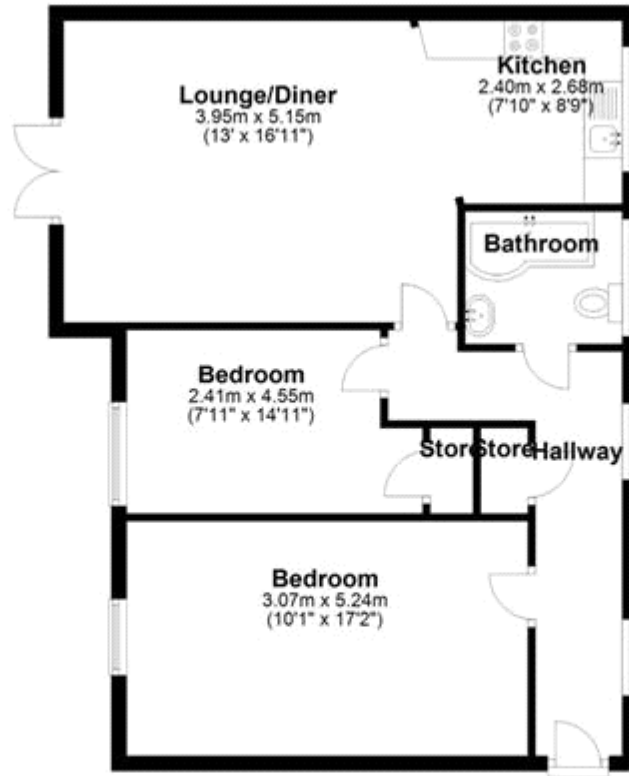
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## Ground Floor

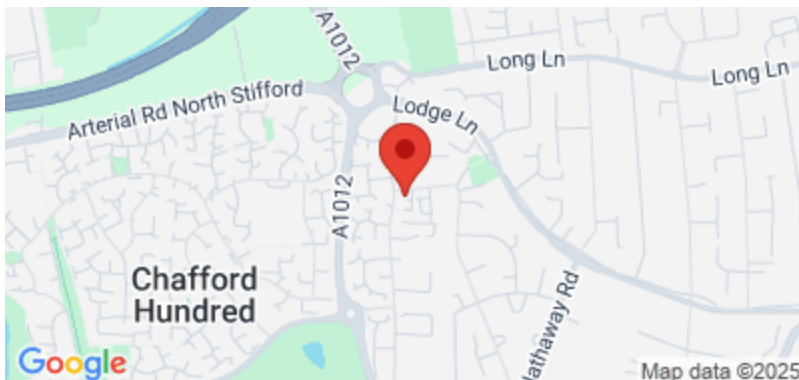
Approx. 65.6 sq. metres (706.6 sq. feet)



Total area: approx. 65.6 sq. metres (706.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

## Sartoria Court, Grays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>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.