



Flat , Oak Tree House

£235,000 Leasehold

Ali & Co are delighted to welcome to the market a newly built modern TWO DOUBLE BEDROOM CHAIN FREE Apartment.

Located in West Thurrock Grays, a stone throw away from Lakeside Shopping Center, 0.8 miles from Chafford Hundred Train Station.

Allocated Parking | Balcony | CHAIN FREE | Close to schools | Fantastic Location | Modern Living |

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Ali&Co
PROPERTY SERVICES

TWO BEDROOM APARTMENT

Ali & Co are delighted to welcome to the market a newly built modern TWO DOUBLE BEDROOM CHAIN FREE Apartment. Located in West Thurrock a stone throw away from Lakeside Shopping Center, 0.8 miles from Chafford Hundred Train Station.

LOCATION: The property is situated in West Thurrock, Grays, Close to local shops, schools, and healthcare facilities. The property offers convenient access to the Lakeside Shopping Center and the A13/M25 road links.

ACCOMMODATION: The welcoming entrance hallway leads to two generously sized double bedrooms and a modern family bathroom. The heart of the home is the large open-plan area, which includes a modern fitted kitchen with integrated appliances, seamlessly flowing into the lounge and dining area. This space is perfect for both entertaining and everyday living. Additionally, the apartment boasts a balcony, providing extra outdoor space to enjoy.

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: B (Thurrock Council)
Tenure: Leasehold (140 years)
Ground Rent: £200 per year
Service Charge: £1,256 per year
Parking options: Residents
Electricity supply: Mains
Water supply: Mains

Kitchen/lounge

w: 3.57m x l: 6.57m (w: 11' 9" x l: 21' 7")

Bedroom 1

w: 2.92m x l: 3.97m (w: 9' 7" x l: 13')

Bedroom 2

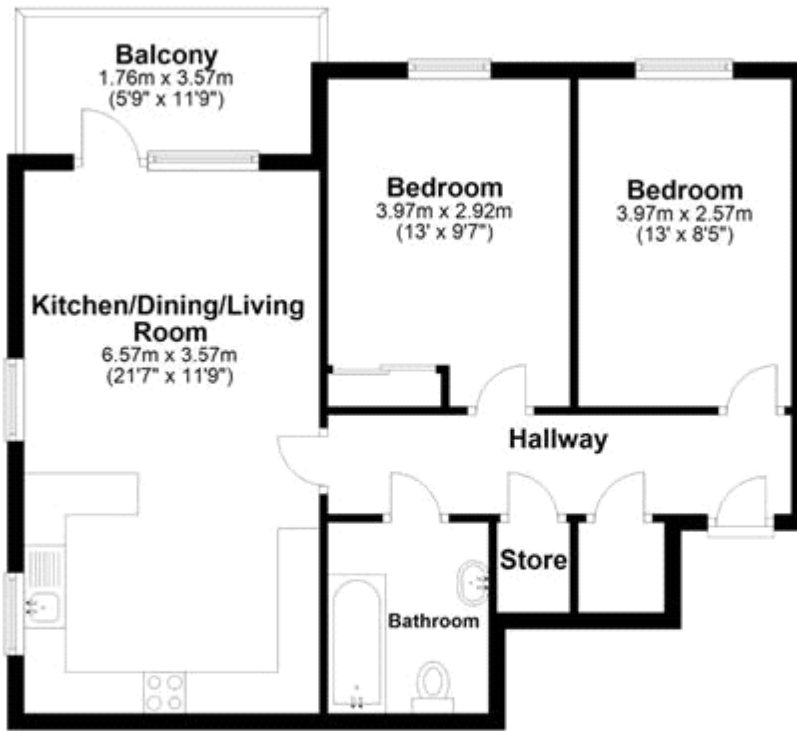
w: 2.57m x l: 3.97m (w: 8' 5" x l: 13')





First Floor

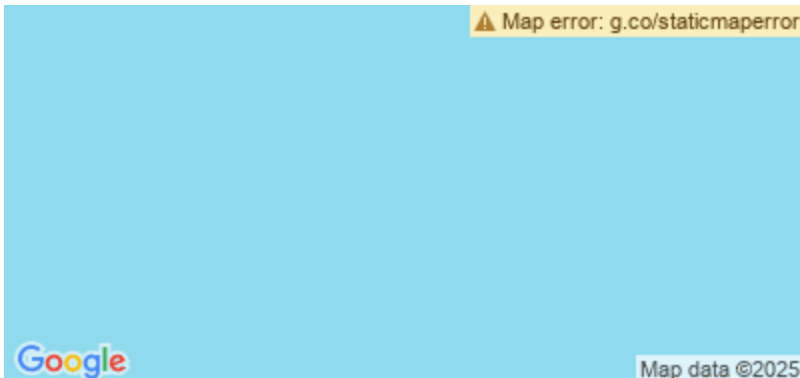
Approx. 61.0 sq. metres (656.3 sq. feet)



Total area: approx. 61.0 sq. metres (656.3 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.

Oaktree House



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.