



Asking Price Of £220,000

- ✓ IMMACULATE CONDITION
- ✓ 997 YEAR LEASE
- ✓ FANTASTIC LOCATION
- ✓ M25 ROAD LINKS

### 74 Colliford Road, West Thurrock, Grays, RM20 3BQ

IMMACULATE CONDITION!! Ashley Bennett Estate Agents are pleased to bring to the market this immaculate one bedroom apartment. Having only been built in 2019, the flat offers excellent living standards on a highly maintained estate extremely close to local amenities including Lakeside shopping centre and M25 road links. The property has a delightful private balcony with great space to sit in the sunshine! Living space will not a problem in this property which benefits from a LARGE bedroom. It also has a large open plan Lounge/Kitchen with luxury fitted appliances. This property cannot be missed. Book your internal viewing



## Property Description

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### LOUNGE/KITCHEN

19' 4" x 11' 9" (5.89m x 3.58m)

### BATHROOM

6' 6" x 7' 2" (1.98m x 2.18m)

### BEDROOM

15' x 11' 2" (4.57m x 3.4m)

### HALLWAY

12' 2" x 4' 3" (3.71m x 1.3m)

### AGENTS NOTES

Agents Note - Draft Details - Awaiting Vendors Approval

### General Information

Council Tax Band: TBC

Lease - 997 Years

Ground Rent/Service Charge - £1,000PA approx

### IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.





The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

If floor plans were included, these may not be to scale, and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**LOCAL AUTHORITY**  
Thurrock Council

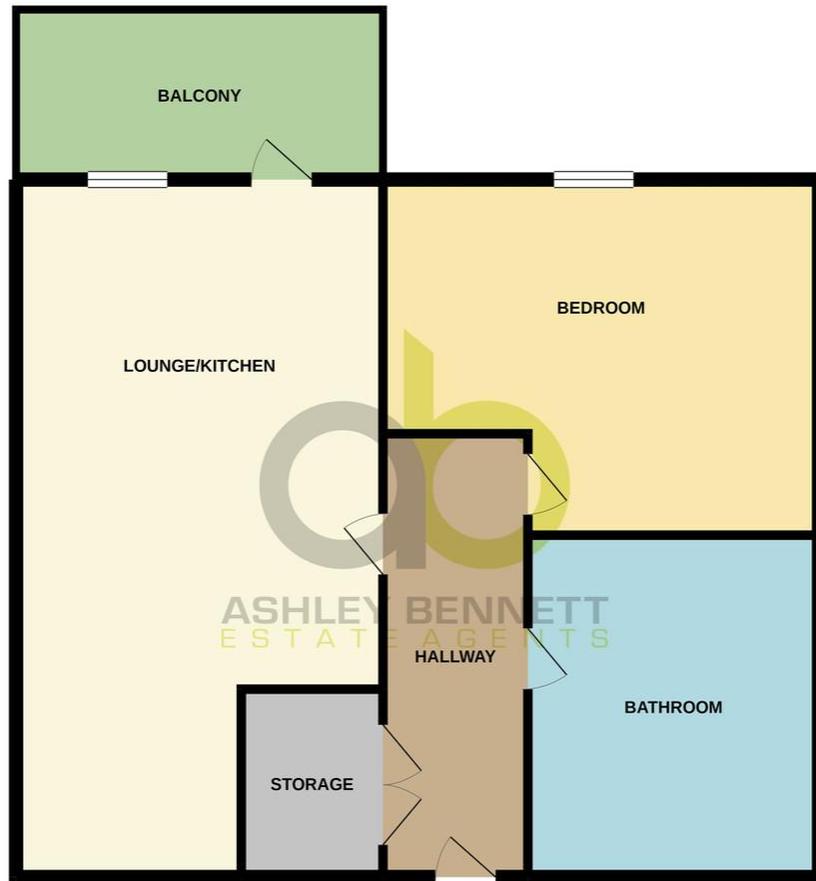
**POSTCODE FOR SATNAV**  
RM20 3BQ

**POSSESSION**  
Vacant possession upon completion

**VIEWING**  
Viewing strictly by appointment through the Agent.

**MORTGAGE INFORMATION**  
Ashley Bennett Estate Agents offers an independent in-house mortgage broker, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, this may well save you money and may even speed up the whole transaction.

## GROUND FLOOR

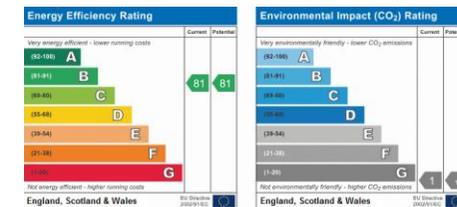


## DISCLAIMER

Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact our Independent Financial Adviser on 01375 502281 who is Authorised & Regulated by the Financial Conduct Authority.

## SURVEYS

Ashley Bennett Estate Agents can recommend a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. They can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this property or on any other property you might be considering, please contact us on 01375 502281.



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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