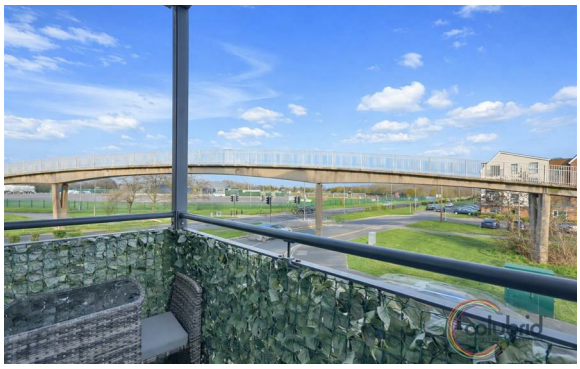


Meadow Drive, Aveley

£250,000

2 1 1 B





- Stylish two bedroom first floor apartment set within a modern development, constructed in 2014 and designed with contemporary living in mind
- Long lease with approximately 112 years remaining, offering peace of mind for both homeowners and investors
- Secure communal entrance with intercom entry system, providing added safety and convenience for residents and guests
- Welcoming entrance hallway featuring a large built-in storage cupboard, ideal for keeping the living space clutter-free
- Impressive L-shaped open plan lounge/kitchen/diner, creating a versatile and sociable living space perfect for entertaining and everyday living
- Modern fitted kitchen seamlessly integrated into the living area, offering ample worktop and storage space for cooking and hosting
- Private balcony accessed from the main living area, providing an ideal spot for morning coffee or relaxing in the evening
- Two generously proportioned bedrooms, both offering excellent space for furnishings and flexibility for home working or guest accommodation
- Contemporary family bathroom finished to a good standard, designed for both practicality and comfort
- Allocated parking space included, with excellent access to the A13 and M25, making this an ideal location for commuters and those needing strong transport links

GUIDE PRICE: £240,000 - £260,000

Looking for a home that gets the balance just right? This stylish two bedroom first floor apartment on Meadow Drive, Aveley might be exactly what you've been waiting for.

Built in 2014 and offered with a long lease of approximately 112 years remaining, this modern apartment delivers contemporary living with a layout that simply works. Step inside via a secure intercom entry system into a welcoming hallway, complete with a generous storage cupboard that quietly solves life's clutter problems before they even begin.

Then comes the main event. The standout L-shaped open plan lounge/kitchen/diner is a space designed for real living – whether that's hosting friends, stretching out on a quiet evening, or attempting your latest culinary masterpiece while still being part of the conversation. It flows effortlessly onto a private balcony, which makes a convincing case for becoming your new favourite coffee spot or evening wind-down zone.

Both bedrooms are impressively sized, offering flexibility for sleeping, working from home, or finally having that guest room ready when needed. The family bathroom is sleek, well-appointed and ready for the morning rush or a long soak at the end of the day.

Outside, allocated parking adds everyday practicality, while the location keeps you well connected with easy access to the A13 and M25 – because convenience should never be underestimated.

Smart, sociable and ready to move into, this is a home that knows how to make a great first impression and an even better long-term one.





THE SMALL PRINT:

Material Information:

Service Charge: Approximately £180.00 per month
Annual Ground Rent: Approximate £250.00
Length of Lease: 112 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

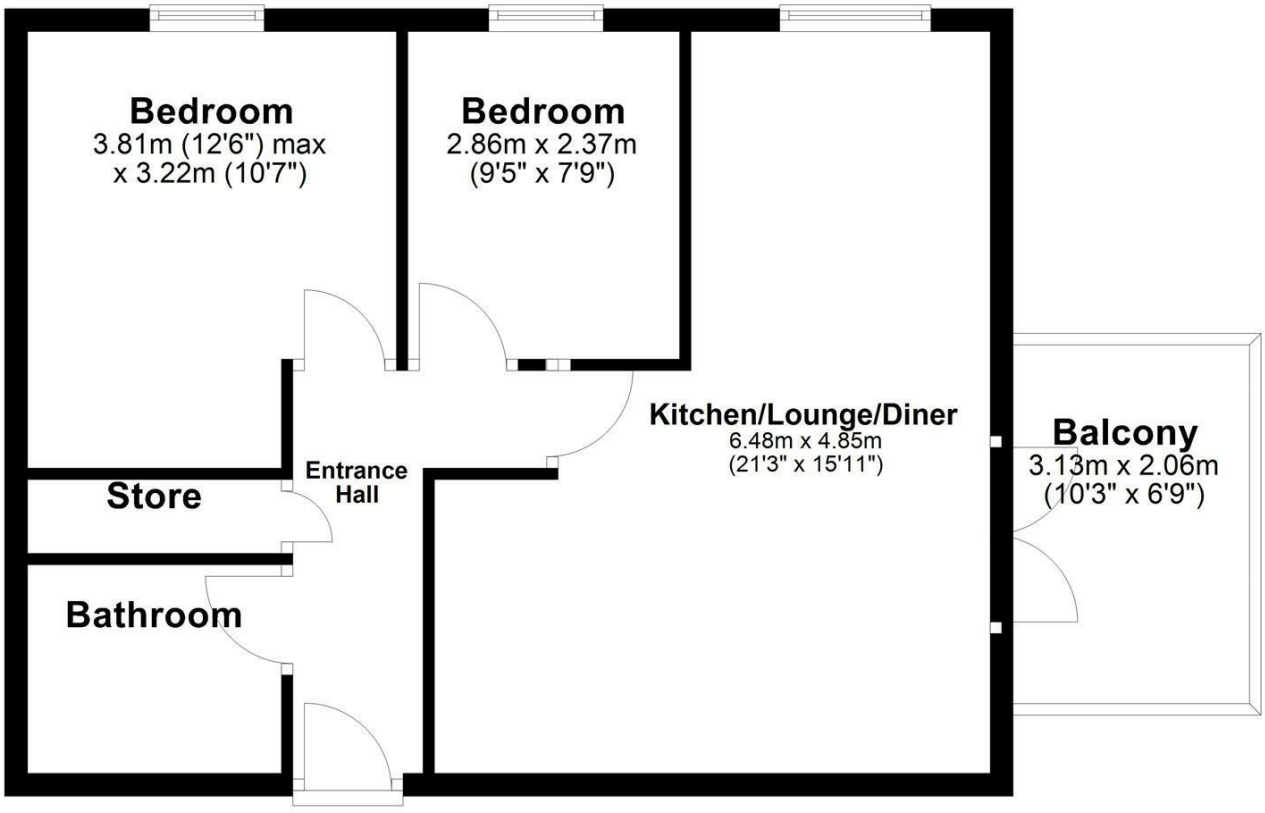
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





First Floor



Colubrid.co.uk









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