



## St. Leonards Close, Grays

Guide Price £150,000



- NO UPWARD CHAIN — one less link in the moving-home puzzle.
- 900+ YEAR LEASE — now that's what you call long-term.
- HUGE 20'8 x 12'6 LOUNGE — space to lounge, dine, entertain and then some.
- TOP FLOOR POSITION — tucked away at the top of the development.
- DOUBLE GLAZED THROUGHOUT — an important everyday practical.
- SEPARATE FITTED KITCHEN — complete with built-in oven and hob.
- PRIVATE & VISITOR PARKING — because parking shouldn't be a daily treasure hunt.
- COMMUNAL GARDENS — outside space without having to spend Sunday mowing it.
- CLOSE TO THE RIVER THAMES — a great setting to have practically on your doorstep.
- HANDY FOR GRAYS STATION & TOWN CENTRE — ideal for commuters and everyday essentials.



## GUIDE PRICE - £150,000 - £170,000

**Top floor, Thames-side and chain free... this one is certainly worth a closer look.**

**Enjoying a sought-after position close to the River Thames, this generously proportioned one-bedroom top-floor apartment offers plenty of space, lots of natural light and the kind of practical extras that make everyday life that little bit easier — including communal gardens, residents' parking and visitor spaces.**

Step inside via the secure entry-phone system and you'll find well-maintained communal areas leading to the apartment. Once through the front door, a spacious entrance hall provides a warm welcome, along with excellent built-in storage, an airing cupboard and access to the loft. Because, let's face it, you can never have too much storage.

The star of the show has to be the 20'8 x 12'6 lounge/sitting room. With double-glazed windows to both the front and side, there's an abundance of natural light and more than enough room to create separate lounging and dining zones. Big sofa? Dining table? Work-from-home corner? There's room to play with here.

The separate kitchen measures approximately 8'9 x 7'3 and is fitted with a range of wall and base units, matching work surfaces and tiled splashbacks. There's also a built-in oven and hob with extractor above, while the double-glazed window keeps things feeling bright and airy.

The bedroom is a comfortable double, measuring approximately 9'4 x 8'6, with fitted carpeting and a double-glazed window.

Completing the accommodation is a white three-piece bathroom suite with panelled bath and mixer shower attachment, pedestal wash basin and WC.

Outside, residents have use of the communal gardens, while private residents' parking and additional visitor parking mean there's no need to play the dreaded "where am I parking tonight?" game.

And there's more good news for buyers: the property benefits from a lease in excess of 900 years and is being offered with NO UPWARD CHAIN.

Conveniently positioned for Grays town centre and mainline railway station, while also enjoying its location close to the Thames, this could make a great first purchase, investment or easy-to-manage home.

Top floor. Great-sized lounge. Parking. 900+ year lease. No chain.  
We'd say that's quite a compelling little checklist.

Grays is a well-connected Thames-side town offering an excellent mix of everyday convenience, green spaces and commuter links, making it a popular choice for first-time buyers, professionals and families alike. The town centre provides a good selection of shops, cafés, restaurants and everyday amenities, with further retail and leisure facilities available at nearby Lakeside Shopping Centre. Grays railway station offers regular services towards London Fenchurch Street, making the area particularly convenient for those travelling into the capital, while motorists benefit from easy access to the A13, M25 and Dartford Crossing. For those who enjoy the outdoors, the River Thames, local parks and surrounding countryside provide plenty of opportunities to escape the hustle and bustle. With London connections, shopping, leisure and riverside walks all within easy reach, Grays offers that increasingly sought-after combination of connectivity and lifestyle — close enough to the action, but with a little more room to breathe.



#### THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/43-st-leonards-close-grays-rm17-6gt/5527322>

Annual Service Charge: £1800

Annual Ground Rent: £0

Length of Lease: 970 years remaining

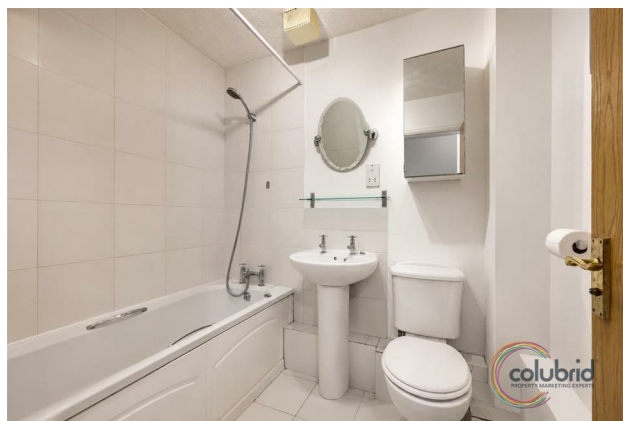
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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



Top Floor



