

Malthouse Drive, Grays

Offers Over £270,000

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- characters. Beautifully presented two bedroom ground floor apartment, offering stylish contemporary interiors and spacious accommodation throughout.
- Constructed in 2019 by one of the UK's leading property developers, with the remainder of its NHBC new build warranty.
- Impressive open-plan lounge, kitchen and dining area, creating a wonderful space for modern living and entertaining.
- Sleek, contemporary fitted kitchen boasting stylish cabinetry, modern fittings and a practical open-plan layout.
- Private balcony accessed directly from the main living area, providing a lovely outdoor space to relax and unwind.
- Two generously proportioned bedrooms, both beautifully decorated with striking wood-panelled feature walls.
- Superb principal bedroom benefiting from a stylish en-suite shower room, complemented by a beautifully appointed family bathroom.
- Welcoming entrance hallway featuring a substantial built-in storage cupboard, providing excellent practical storage.
- Allocated residents' parking space together with additional visitor parking, plus the benefit of an exceptionally long 990-year lease.
- Ideally positioned just 0.4 miles from Grays railway station, with excellent London connections and Grays town centre amenities within easy reach.

A stunning two bedroom, two bathroom ground floor apartment, beautifully presented throughout and offering stylish contemporary living, a private balcony and allocated parking, ideally positioned just 0.4 miles from Grays railway station.

Constructed in 2019 by one of the UK's leading property developers, this exceptional apartment combines modern design with impressive living space and high-quality finishes throughout. Benefiting from the remainder of its NHBC new build warranty and an outstanding 990-year lease, this superb home is perfectly suited to first-time buyers, professionals and investors alike.

Upon entering, a welcoming entrance hallway sets the tone for the beautifully maintained accommodation, complete with a generous built-in storage cupboard. The heart of the home is undoubtedly the fabulous open-plan reception room, seamlessly incorporating a spacious lounge, dining area and sleek contemporary kitchen. Beautifully appointed with modern cabinetry and stylish fittings, this wonderful space is ideal for both everyday living and entertaining, with direct access to a private balcony providing the perfect spot to relax and unwind.

Both bedrooms are generously proportioned and tastefully decorated, featuring striking wood-panelled feature walls that add a sophisticated, boutique-inspired finish. The impressive principal bedroom further benefits from its own stylish en-suite shower room, while a beautifully presented family bathroom serves the remainder of the accommodation.

Externally, the property enjoys the added convenience of an allocated parking space, together with additional visitor parking.

Perfectly positioned on the popular Malthouse Drive development, the apartment is just 0.4 miles from Grays railway station, offering convenient connections into London, while the shops, cafés, restaurants and everyday amenities of Grays town centre are all within easy reach.

Offering an enviable combination of contemporary interiors, generous accommodation and excellent commuter convenience, this outstanding apartment represents a fantastic opportunity to acquire a truly move-in-ready home. Early viewing is highly recommended.







THE SMALL PRINT:
Material Information: https://reports.sprift.com/property-report/159-malthouse-drive-grays-rm17-5fg/5780987

Annual Ground Rent: £230.00
Length of Lease: approximately 990
Annual Service Charge: £1,400 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.



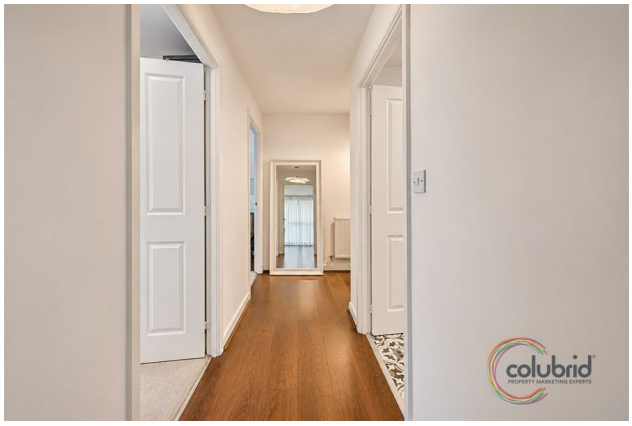


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