



## Argent Street, Grays, RM17 6QN

### Offers In Excess Of £160,000



**\*\*CHAIN FREE - ONE BED APARTMENT WITHIN MODERN GATED RIVERSIDE DEVELOPMENT. ALLOCATED PARKING. AUCTION TERMS APPLY \*\***

\* Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000 \*

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

OC Homes is delighted to offer this well-presented one-bedroom apartment on the second floor of this modern riverside development in Grays. The property boasts a spacious open-plan reception room with a contemporary fitted kitchen, which leads onto a Juliette balcony. There is a good size double bedroom in addition to a three-piece bathroom suite.

The property is currently tenanted at £1050 pcm on a contract due for renewal in the next two months. It is within a riverside gated development which has access to a communal garden and benefits from an allocated parking space. Situated in a sought-after location and ideally located within walking distance to the town centre. Other local amenities include the Lakeside Shopping Centre with a variety of shops, bars, and restaurants.

Offered chain-free, the property is ideal for a first buyer or buy-to-let investor and is sure to attract a lot of interest. Please call the OC Homes sales team now to arrange a viewing.

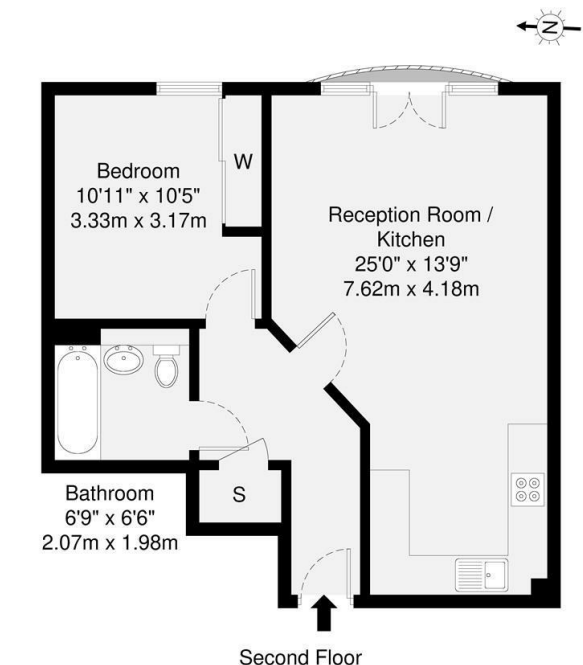
- SECURE ONLINE AUCTION SALE
- RIVERSIDE DEVELOPMENT
- ALLOCATED CAR PARKING
- SOUGHT AFTER LOCATION
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.







**GROSS INTERNAL AREA (GIA)**  
The total area of the property  
50.9 sq m / 547 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe space  
2.1 sq m / 22 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Driveway etc.  
0.4 sq m / 4 sq ft

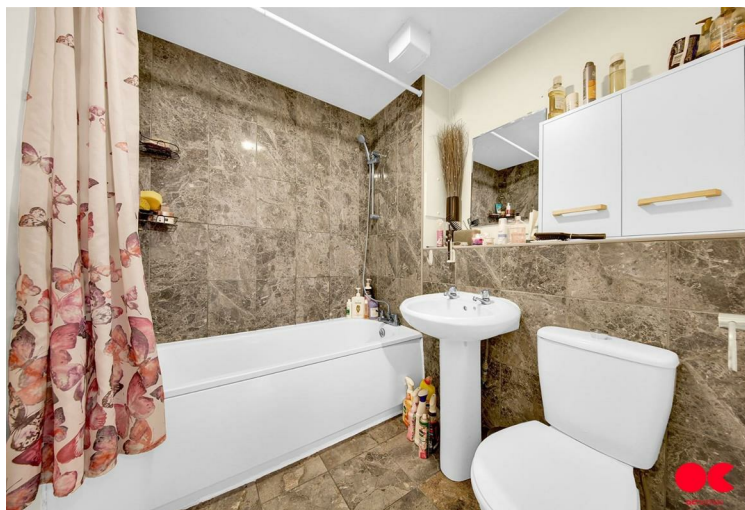
**RESTRICTED HEAD HEIGHT**  
Lowered ceiling area under 2.0m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.