bear
Estate Agents



Bear Estate Agents are delighted to bring to the market this well-presented two-bedroom, ground-floor apartment, conveniently situated within Grays and within close proximity to the River Thames. Presented in good condition throughout, the property offers well-proportioned accommodation, including a spacious lounge/diner, separate kitchen, two bedrooms and a family bathroom. The current owners have also undertaken a number of improvements in recent years, whilst the property further benefits from communal garden areas and a private car port.

The property enjoys a particularly convenient location, with the River Thames nearby and a range of local shops, schools and popular bus routes within easy reach. Families are well catered for, with Riverside Pre-School approximately 0.5 miles away, Stifford Primary School approximately 0.7 miles away and Grays Convent High School approximately 1.1 miles away. Lakeside Shopping Centre is also within a short drive, providing an extensive selection of retail, dining and leisure facilities.

For commuters, Grays Railway Station is just 0.4 miles away, offering direct links into London Fenchurch Street via the C2C rail service. The A13 is also within a short drive, providing convenient road connections towards London, Southend and the surrounding areas.

- Two-Bedroom Ground-Floor Apartment
- 0.4 Miles to Grays Railway Station
- Kitchen (6'10 x 9'7)
- Bedroom Two (6'11 x 10'5)
- Communal Gardens to Front & Rear
- Short Drive to Lakeside Shopping Centre
- Lounge/Diner (13'2 x 13'2 Max)
- Bedroom One (8'11 x 10'5)
- Three-Piece Family Bathroom
- Private Car Port & Visitor Parking Bays

Jetty Walk

Grays

£200,000

2 1 1 C

Jetty Walk









Internally, the accommodation begins with an inviting entrance hall, providing access to the main living accommodation and benefitting from a useful storage cupboard. This is currently utilised as a dedicated dryer cupboard, providing a practical space for laundry appliances and household storage away from the main living areas.

The lounge/diner measures 13'2 x 13'2 at its maximum dimensions, providing a generous and comfortable main reception space with ample room for both living and dining furniture. A particularly attractive feature is the bay window, which allows an abundance of natural light into the room whilst adding character to the space. The room's proportions allow for a comfortable seating arrangement alongside a dedicated dining area, creating an inviting environment for relaxing, everyday living and entertaining guests.

Adjoining the lounge/diner is the kitchen measuring 6'10 x 9'7. The room provides an abundance of cupboard and worktop space, offering practical storage alongside plenty of room for everyday cooking and food preparation. Its layout allows for a convenient arrangement of kitchen units and appliances, making efficient use of the available space whilst remaining separate from the main reception area.

Bedroom One measures 8'11 x 10'5, providing a well-proportioned main bedroom with ample room for a double bed and additional bedroom furniture. The room offers a comfortable and practical sleeping space, with flexibility for a range of furniture arrangements depending on the requirements of the next owner.

Bedroom Two measures 6'11 x 10'5, providing a versatile second bedroom which could comfortably serve as a child's bedroom, guest room or dedicated home office. Its proportions allow for a practical arrangement of bedroom furniture, whilst the flexibility of the room makes it particularly useful for buyers requiring additional accommodation or workspace.

Completing the internal accommodation is the three-piece family bathroom suite, comprising a shower-over-bath, toilet and wash hand basin. The bathroom provides a practical space for everyday use, with the shower-over-bath arrangement offering the convenience of both bathing and showering facilities.

The property has also benefitted from a number of important improvements undertaken by the current owners. New windows were installed throughout in 2022, whilst a new RCD fuse board was fitted in 2023, alongside the replacement of the water heater element during the same year. New heaters have also been installed throughout the property over the past five years, further contributing to the improvements made to the home.

Collectively, these works have helped to improve the property's energy efficiency, with the current owners reporting that the EPC rating has increased by two grades following the improvements. This represents a particularly useful benefit for prospective purchasers, reflecting the investment made in the property's ongoing maintenance and efficiency.

Externally, the development benefits from communal garden areas positioned to both the front and rear, providing pleasant outdoor spaces for residents to enjoy. These areas offer additional space for relaxing outdoors without the responsibility of maintaining a private garden.

The property also benefits from a private car port within the communal parking area, providing a dedicated covered parking space. Further visitor parking bays are also available, offering additional convenience for friends and family visiting the property.

Overall, this well-presented two-bedroom ground-floor apartment offers a practical combination of comfortable accommodation, recent improvements and convenient transport connections. With its spacious lounge/diner, two bedrooms, improved energy efficiency, communal gardens and private car port, alongside its position just 0.2 miles from Grays Railway Station and within easy reach of the River Thames, the property presents an attractive opportunity for first-time buyers, commuters, downsizers and investors alike.

Leasehold
87 Years Remaining
Service Charge: £1380.00 PA
Ground Rent: £100 PA

Council Tax Band: C

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Two-Bedroom Ground-Floor Apartment

Good Condition Throughout

Close Proximity to the River Thames

Located in Grays

Close to Local Shops & Bus Routes

0.5 Miles to Riverside Pre-School

0.7 Miles to Stifford Primary School

1.1 Miles to Grays Convent High School

Short Drive to Lakeside Shopping Centre

0.4 Miles to Grays Railway Station

Direct Links to London Fenchurch Street

Easy Access to the A13

Lounge/Diner (13'2 x 13'2 Max)

Bay Window to Lounge/Diner

Kitchen (6'10 x 9'7)

Bedroom One (8'11 x 10'5)

Bedroom Two (6'11 x 10'5)

Three-Piece Family Bathroom

Communal Gardens to Front & Rear

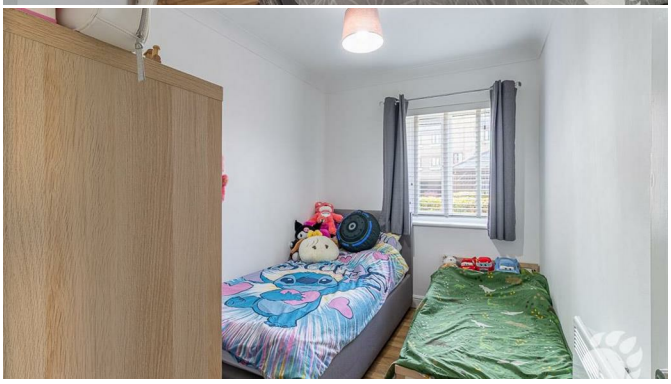
Private Car Port



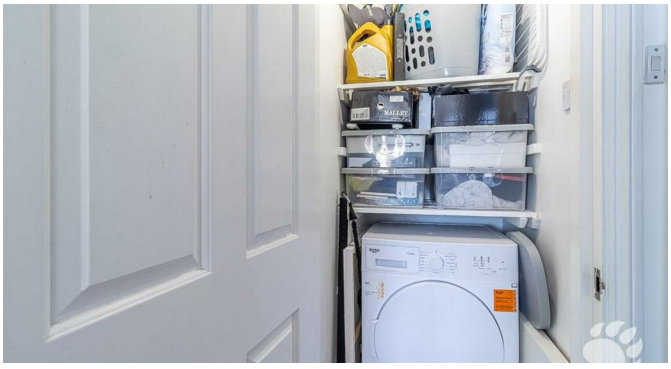










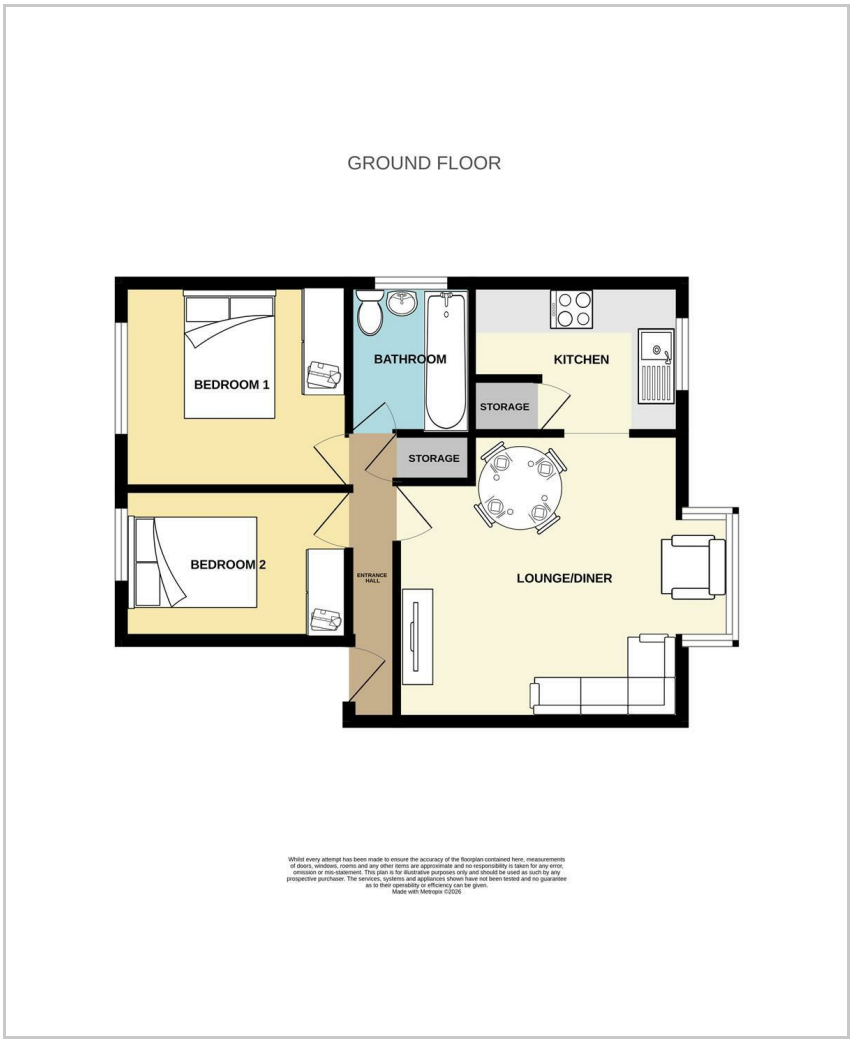








Floor Plan





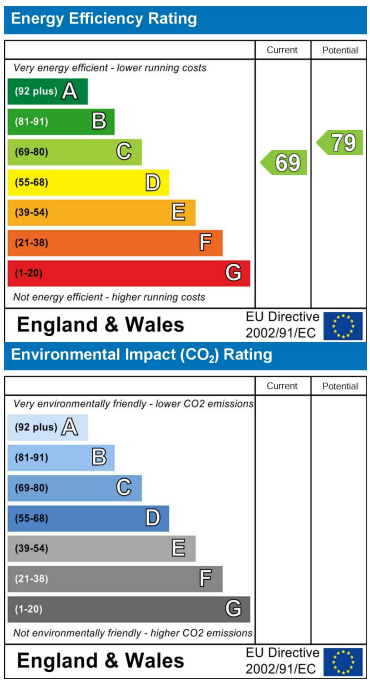




Area Map



Energy Efficiency Graph



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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