

Porter Close, Grays

Guide Price £110,000

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- First-floor one-bedroom apartment – your own space, nicely tucked away from ground-floor comings and goings.
- Porter Close, Grays location – conveniently positioned and ready to make coming home the best part of the day.
- Generous double bedroom – because a bedroom should have room for more than just the bed.
- Fitted wardrobes – plenty of storage for the clothes you wear... and the ones you're definitely going to wear again someday.
- Spacious lounge – room to stretch out, entertain, dine or simply claim your favourite spot on the sofa.
- Open-plan lounge and kitchen – cook, chat and entertain without disappearing into another room halfway through the conversation.
- Modern high-gloss kitchen cabinets – sleek, contemporary and just the right amount of shine.
- Contemporary shower room – fresh, modern and ready to make those rushed mornings that little bit easier.
- Electric throughout, with updated water pump and instant hot water – one type of energy bill and hot water without the waiting game. We like to call that keeping life simple.
- Resident permit parking and communal areas cleaned fortnightly – somewhere for the car and someone else taking care of the shared cleaning. Two fewer things for your weekend to-do list.

GUIDE PRICE: £110,000 - £140,000

Situated in the popular Porter Close development in Grays, this well-presented one-bedroom first-floor apartment is bright, practical and refreshingly low-maintenance. Whether you're a first-time buyer looking for somewhere to call your own, a professional wanting an easy-to-manage home, downsizing, or searching for a potential buy-to-let, there’s plenty here to like.

Step inside and the welcoming entrance hall neatly connects the accommodation, keeping the living and sleeping spaces nicely separated — because even in an apartment, a little bit of personal space goes a long way.

At the heart of the home is the generously proportioned lounge, with plenty of room for a proper sofa setup as well as a dining area. No choosing between somewhere to eat and somewhere to put your feet up here. The lounge opens directly into the kitchen, creating a sociable, open-plan feel that lets the light flow and keeps the cook involved in the conversation.

The modern kitchen continues the contemporary theme with sleek high-gloss cabinets, useful worktop space and plenty of storage. It’s smart, practical and open to the lounge — ideal for entertaining, although we can't promise your guests will help with the washing up.

The good-sized double bedroom gives you plenty of breathing room and comes with fitted wardrobes, meaning more storage without sacrificing valuable floor space. Shoes, coats and the things you swear you'll wear again all have somewhere to hide.

There’s also a modern shower room, finished in a clean and contemporary style — straightforward, smart and ready for the morning rush.

The apartment is electric throughout, so there’s no separate gas supply to think about and just one type of energy bill to keep an eye on. It also benefits from an updated water pump and instant hot-water system — because waiting around for hot water is one tradition we're quite happy to leave in the past.

Outside, residents have the benefit of permit parking, taking some of the daily guesswork out of where you're leaving the car. Better still, the communal areas are professionally cleaned every two weeks, so keeping the shared spaces looking presentable isn't another job waiting for you at the weekend.

Set on the first floor, with a spacious bedroom, fitted storage, contemporary shower room and an open-plan kitchen and living space, this is a smart little apartment that gets the important things right.

Grays is a well-connected Essex town on the northern bank of the River Thames, offering a great balance between everyday convenience, green spaces and access into London. Particularly popular with commuters, Grays railway station provides direct c2c services into London Fenchurch Street, with typical journeys taking around 35–40 minutes, while the nearby A13 and M25 make travelling by road equally convenient. For shopping, residents have local amenities in the town centre as well as Lakeside Shopping Centre just a short distance away, offering an extensive choice of shops, restaurants and leisure facilities. Those who prefer a little fresh air can enjoy Grays Beach Riverside Park, Grays Town Park and the nearby Chafford Gorges Nature Park. Add in local schools, bus connections and a range of everyday amenities, and Grays offers that useful combination of London connections without having to live in London — making it an appealing choice for first-time buyers, commuters, families and investors alike.







THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/36-porter-close-grays-rm20-4as/5564083

Annual Service Charge: £2,340
Annual Ground Rent: £160.00
Length of Lease: 62 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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