

Saxton Close, Grays

Guide Price £240,000

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- Highly Desirable Saxton Park Development – A beautifully presented two bedroom top floor apartment situated within the sought-after Saxton Park development, constructed by the reputable Weston Homes.
- Impressive 109 Year Lease Remaining – Offering long-term peace of mind and making this fantastic apartment an attractive opportunity for first-time buyers, downsizers and investors alike.
- Spacious Open Plan Lounge/Diner – A wonderfully proportioned living space, perfect for entertaining friends, enjoying cosy evenings in or simply putting your feet up after a busy day!
- Private Balcony – Your very own outdoor retreat, ideal for enjoying a morning coffee, catching some fresh air or unwinding with a well-deserved evening drink. Apartment living with a breath of fresh air!
- Modern and Well-Appointed Kitchen – A stylish and practical kitchen that complements the open plan living space beautifully, whether you're preparing a gourmet dinner or perfecting the art of plating up a takeaway!
- Two Generously Sized Bedrooms – Offering comfortable and versatile accommodation, ideal for couples, young families, visiting guests or those needing a dedicated work-from-home space.
- Principal Bedroom With En-Suite Shower Room – Enjoy the added luxury and convenience of your own private shower room, while a separate, well-appointed family bathroom means no more morning bathroom queues!
- Fantastic Communal Roof Terrace – Conveniently located on the same floor, this brilliant outdoor space is regularly enjoyed by the current owners and has been a particular favourite with their children.

GUIDE PRICE - £240,000 - £260,000

Two Bedrooms, Two Bathrooms, a Private Balcony AND a Roof Terrace… Apartment Living Just Got an Upgrade!

Who says apartment living means compromising on space, style or somewhere to enjoy the sunshine? Welcome to Saxton Close, situated within the ever-popular Saxton Park development, built by the reputable Weston Homes, where contemporary living comes with a few rather lovely extras!

Perched on the top floor, this beautifully presented two bedroom apartment offers a fantastic combination of modern interiors, generous accommodation and practical features. And with an impressive 109 years remaining on the lease, there's plenty to get excited about!

Step through the front door and you're greeted by an inviting entrance hallway, complete with a secure intercom entry system. From here, the accommodation flows into a fabulous open plan lounge/diner, offering plenty of room to relax, entertain or simply put your feet up after a long day. The modern kitchen complements the space perfectly, whether you're whipping up a culinary masterpiece or expertly arranging a takeaway on a plate. We won't judge!

Fancy a little fresh air? Step out onto your very own private balcony, the perfect spot for a morning coffee, an evening drink or simply watching the world go by.

When it's time to call it a night, you'll find two generously sized bedrooms, with the principal bedroom enjoying the added luxury of its own en-suite shower room. A stylish family bathroom completes the accommodation, meaning there's no need to negotiate whose turn it is to use the bathroom in the morning!

But here's where things get even better…

Just a short stroll from your front door, on the very same floor, you'll discover a fantastic communal roof terrace. A real highlight of the development, this wonderful outdoor space has been regularly enjoyed by the current owners and has proved particularly popular with their children. Whether it's enjoying the sunshine, spending time together or simply making the most of some additional outdoor space, it's a brilliant bonus you don't find with every apartment!

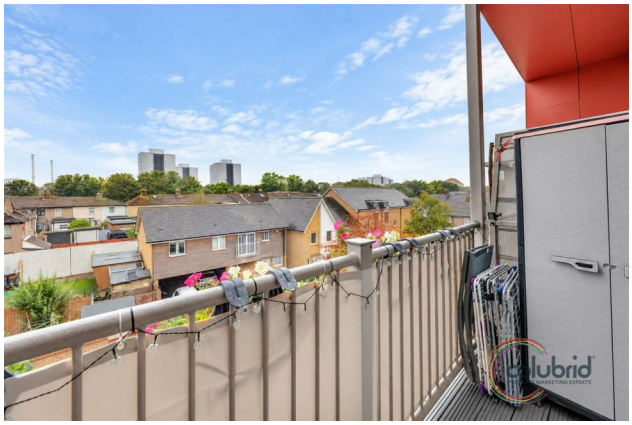
And because the practical things matter too, there's a communal bicycle store and an allocated covered parking space. That's right, no circling the block looking for somewhere to leave the car after a long day!

With its sought-after Saxton Park setting, stylish accommodation, private balcony and communal roof terrace, this apartment offers so much more than your average two bedroom flat.

Two bedrooms, two bathrooms, two fantastic outdoor spaces and one very good reason to book a viewing!

Saxton Close, Grays – Top Floor Living With a Little Extra Wow Factor!

Get in touch to arrange your viewing. After all, apartments offering this much have a habit of attracting attention!





THE SMALL PRINT:

Material Information https://reports.sprift.com/property-report/16-saxton-close-grays-rm17-6fe/5708903

Annual Service Charge: £1,200.00
Annual Ground Rent: £300.00
Length of Lease: approximately 109 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.

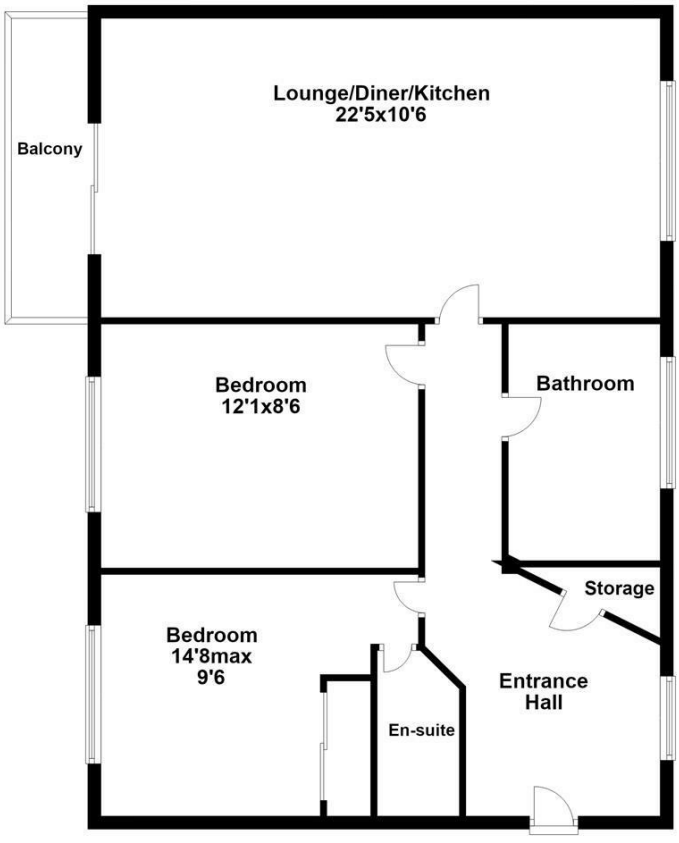
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

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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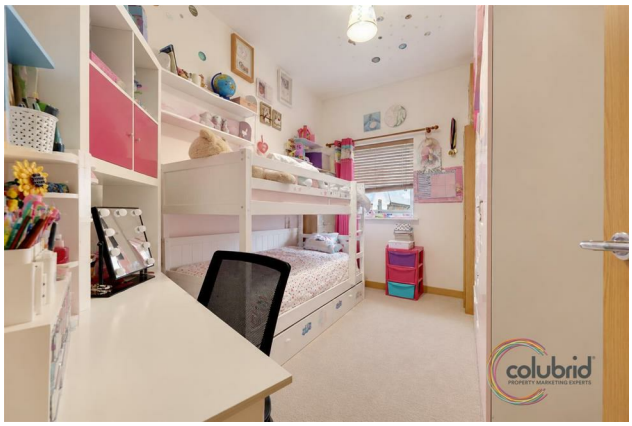


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