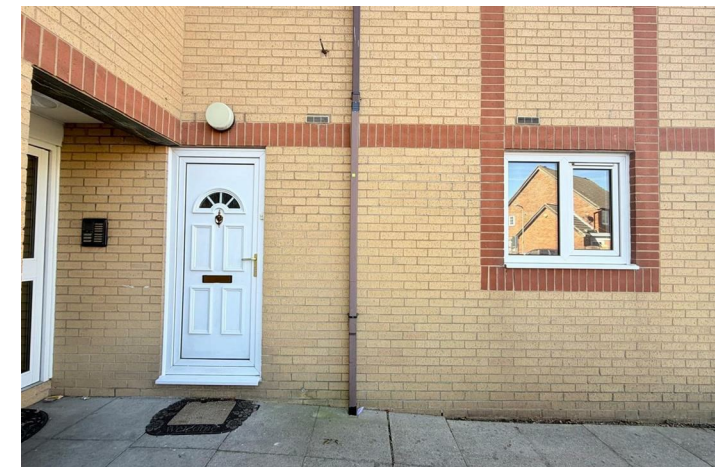




## 24 ASTLEY

GRAYS, RM17 6UZ

**£220,000**  
**LEASEHOLD**

### NO ONWARD CHAIN!

open to offers Thomas Marsh present this newly added property situated within the highly sought-after Grays Town Wharf development. This impressive ground floor two-bedroom apartment offers contemporary living in a prime location. The property features a spacious living room, a modern fitted kitchen, and two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room. Further benefits include dual balcony access, providing excellent outdoor space, and an allocated parking space for added convenience.

Ideally positioned close to Grays C2C Station, the apartment is perfect for commuters and those seeking excellent transport links, while also enjoying easy access to local amenities. An excellent opportunity for first-time buyers, professionals, or investors looking for a well-presented home in a desirable waterside setting.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 61      | 76                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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