



**Trinity House  
Argent Street  
Grays  
Essex  
RM17 6RJ**

**Offers in Excess of £168,000**

**bettermove**

# Argent Street Grays

Bettermove are proud to present this 2 bedroom top floor flat in the sought after area of Grays, available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the residential car park. The council tax band is C.

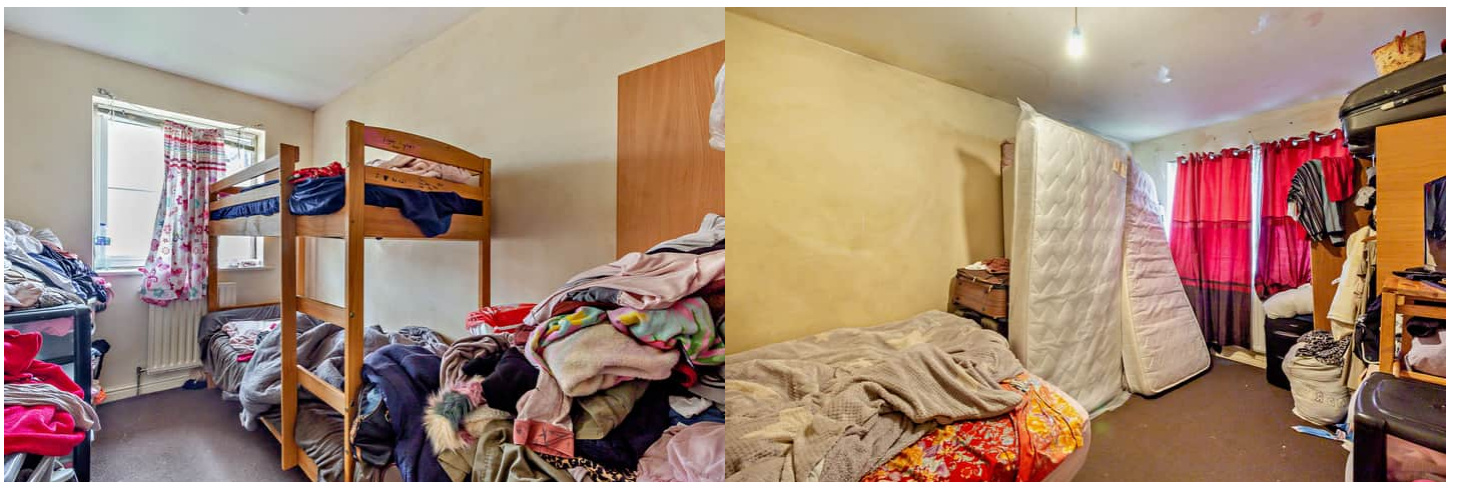
The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 104 years remaining on the lease; the ground rent is £150 per annum and the service charge is £1,400 per annum.

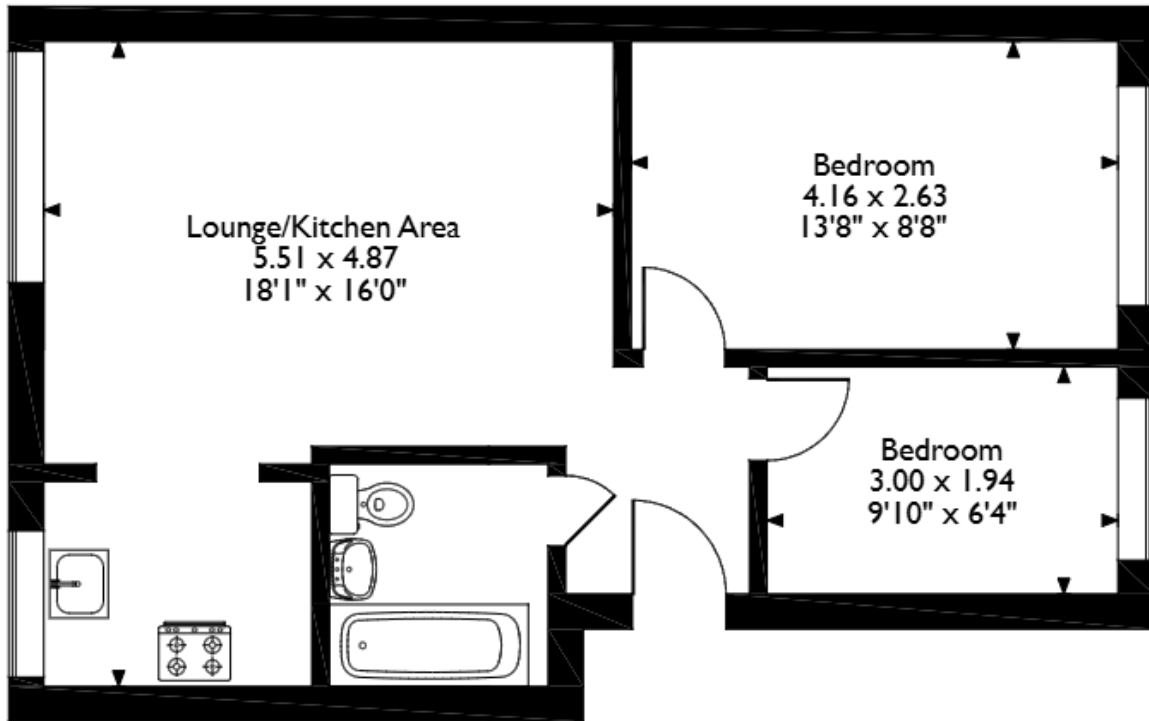
The interior of this property comprises the open plan living space with the fitted kitchen, two bedrooms and the family bathroom situated on the top floor of the building.

Located in the popular town of Grays, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Grays Train Station, the M25 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Trinity House, Argent Street, Grays  
 Approximate Gross Internal Area  
 46 Sq M/496 Sq Ft



**Second Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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