



## TREFOIL HOUSE CREST AVENUE

GRAYS, RM17 6RP

£190,000  
LEASEHOLD

### NO ONWARD CHAIN

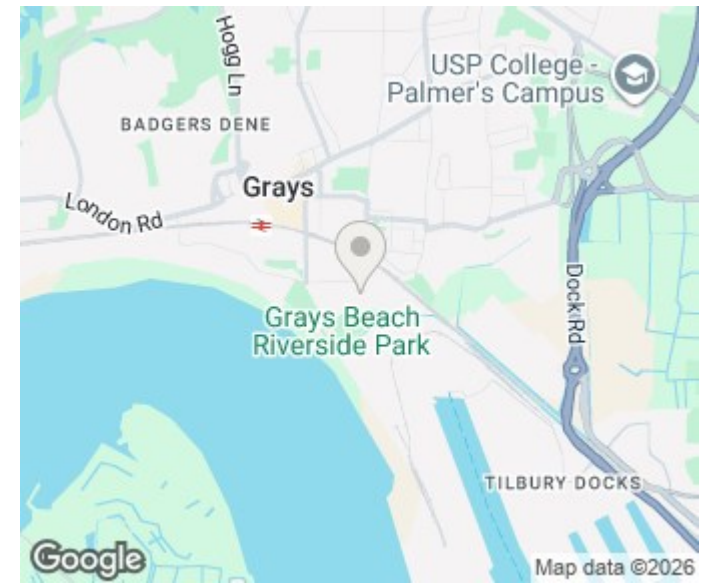
Presenting an exceptional opportunity to acquire a well-proportioned two-bedroom, second-floor apartment, ideally situated in a prime residential pocket of Grays. This property is perfectly suited for first-time buyers seeking a well-connected home or astute investors looking for a high-yield addition to their portfolio.


This property represents a superb entry point into the market or a turnkey investment opportunity. Internal viewing is highly recommended to fully appreciate the space and convenience on offer.

### Viewing Arrangements:

Interested parties are encouraged to contact us immediately to register their interest. We are pleased to offer exclusive 24-hour early access for serious inquiries. Call today to secure your viewing appointment.

**tm**  
thomas marsh



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