



Lakeside, West Thurrock £207,000



COMMUNAL ENTRANCE

Stairs to second floor. Video entry phone system.

ENTRANCE HALL

Radiator. Laminated wood flooring. Power points. Smoke alarm. Video entry phone system. Large double cupboard with plumbing for washing machine.

OPEN PLAN LOUNGE/KITCHEN 22' 8" > 15' x 11' 10" (6.90m > 4.57m x 3.60m)

Double glazed windows to front and side. Double glazed door to balcony with views of the lake. Two radiators. Inset lighting to ceiling. Laminated wood flooring. Range of high gloss base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated fridge and freezer. Fire alarm. Power and TV points.

BEDROOM 15' 1" > 10' 1" x 11' 3" (4.59m > 3.07m x 3.43m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

BATHROOM

Inset lighting to ceiling. Heated towel rail. Vinyl flooring. White suit comprising of wall mounted wash hand basin. Concealed cistern WC. Paneled bath with mixer shower over. Tiling to walls.

COMMUNAL GROUNDS

Communal grounds with pontoon overlooking the lake and fountains. Flower and shrub beds. Lawns.

ALLOCATED PARKING

Bay number 207.



58 Carrowmore Close, Lakeside, West Thurrock, Essex, RM20 3BW

PROPERTY DETAILS

We understand from our vendor the following.

LEASE: 999 years

GROUND RENT: £200 per annum.

SERVICE CHARGES: £735.70 per annum.

BUILDINGS INSURANCE: £185.88 per annum.

Ground rent reviews are every ten years.



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AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.

3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.

4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.

5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



58 Carrowmore Close, Lakeside, West Thurrock, Essex, RM20 3BW

Energy Performance Certificate



58, Carrowmore Close, West Thurrock, GRAYS, RM20 3BW

Dwelling type: Mid-floor flat
Date of assessment: 19 December 2019
Date of certificate: 19 December 2019
Reference number: 8121-7532-6869-3341-6992
Type of assessment: SAP, new dwelling
Total floor area: 50 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 810

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	Not applicable
Heating	£ 441 over 3 years	£ 441 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Totals	£ 810	£ 810	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

