



Orsett Village £257,500



ENTRANCE HALL

Approached via double glazed door. Radiator. Karndean flooring. Carpeted stairs to first floor.

LANDING

Radiator. Fitted carpet. Built in storage cupboard. Airing cupboard with boiler (Not tested). Access to loft space.

LOUNGE AND KITCHEN 20' 0" x 12' 7" (6.09m x 3.83m)

Double glazed windows to front and rear. Two radiators. Karndean flooring. Range of high gloss base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Built in Bosch oven and Nef induction hob with canopy over. Bosch microwave. Integrated dishwasher and washing machine. Recess for fridge/freezer. Tiled splashbacks.

BEDROOM ONE 10' 11" x 9' 10" (3.32m x 2.99m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Twin built in double wardrobes with hanging and shelf.

BEDROOM TWO 13' 3" x 6' 4" (4.04m x 1.93m)

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

BATHROOM

Obscure double glazed window. Radiator. Karndean flooring. White suite comprising of pedestal wash hand basin. Low flush WC. Panelled bath with mixer shower over. Tiling to walls. Extractor fan. Shaver point.



GARDEN

Mainly paved with fenced boundaries. Shed. Two gated entrances.

GARAGE

Approached via shared access. Own driveway providing parking for one vehicle. Up and over door.

PROPERTY DETAILS

Our vendors have informed us of the following. Lease: 110 years remaining. Ground rent: £250 p.a. Service/Maintenance charge: £393.04 for year 2019. Council tax band: C There is a payment to join the Orsett Village Association when purchasing on this development.



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.



Energy Performance Certificate



5, Lodysons Close, Orsett, GRAYS, RM16 3HZ

Dwelling type: Top-floor flat
Date of assessment: 11 June 2020
Date of certificate: 12 June 2020

Reference number: 8110-7426-7840-9059-4292
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

Use this document to:

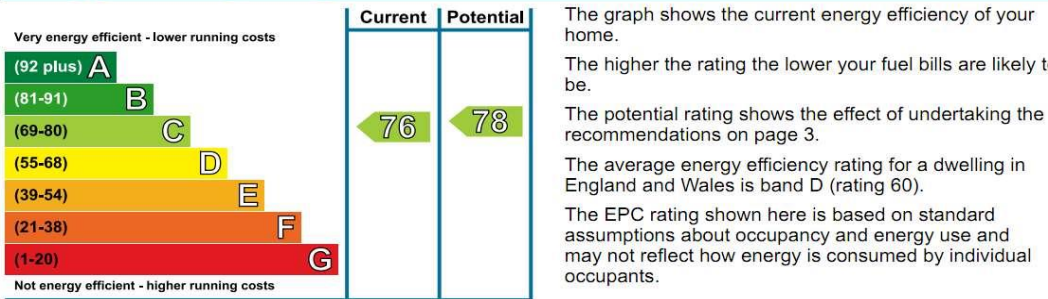
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,266
Over 3 years you could save	£ 114

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 156 over 3 years	
Heating	£ 639 over 3 years	£ 651 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
Totals	£ 1,266	£ 1,152	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 114

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.