

Orsett £235,000



3 Rowley Court, High Road, Orsett, Essex, RM16 3ER

A DELIGHTFUL ONE BEDROOM FIRST FLOOR APARTMENT SITUATED IN THE HEART OF ORSETT VILLAGE WHICH HAS GARDEN AREA, ALLOCATED PARKING FOR ONE VEHICLE AND NO ONWARD CHAIN. EPC: D.

❖ COMMUNAL ENTRANCE

❖ LOUNGE

❖ BEDROOM

❖ PAVED GARDEN

❖ NO ONWARD CHAIN

❖ LANDING WITH STORAGE CUPBOARD

❖ KITCHEN

❖ SHOWER ROOM

❖ ALLOCATED PARKING

COMMUNAL ENTRANCE

Stairs to first floor landing with storage cupboard. Door to:

LOUNGE 19' 0" x 10' 2" (5.79m x 3.10m)

Double glazed windows to front and side. Electric heater. Textured ceiling. Fitted carpet. Power points. Entry phone system.

INNER HALL

Electric heater. Textured ceiling. Fitted carpet. Power points. Access to loft space.

KITCHEN 11' 7" x 5' 5" (3.53m x 1.65m)

Two double glazed windows to rear. Electric heater. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink. Recesses for appliances. Tiled splashbacks.

BEDROOM 11' 0" x 9' 4" (3.35m x 2.84m)

Double glazed window to side. Electric heater. Textured ceiling. Fitted carpet. Power points.



SHOWER ROOM

Heated towel rail. Textured ceiling. Three piece suite comprising of low flush WC. Pedestal wash hand basin with tiled splashback. Shower cubicle with electric shower over. Tiled flooring.

GARDEN

Being mainly paved.

PARKING

Allocated parking for one vehicle

PROPERTY DETAILS

All interested parties should request full information prior to any commitment. Lease term: 125 years from 29/09/1986 Ground rent: None. Service charges: For insurance and communal lighting approximately £260 pa.



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 believed 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 efficiency rating for this property

This property’s current energy rating is D. It has the potential to be C.

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



All details are used only as a guide to the layout.
Plan produced using PlanUp.