



Grays £150,000



ENTRANCE HALL

Laminate flooring. Electric heater. Built in airing cupboard. Security intercom system.

KITCHEN 6' 3" x 8' 6" (1.90m x 2.59m)

Window to rear. Range of white upper and lower level units. Brushed steel sink unit inset into wood effect work surface. Tiled splash backs. Recess for washing machine and fridge freezer. Integrated brushed steel oven and hob with extractor over.

BEDROOM ONE 10' 2" max x 10' 2" (3.10m x 3.10m)

Window to rear. Fitted carpet.

BATHROOM

Obscure window to side. Extractor fan. Electric pull cord heater. Fitted three piece suite comprising of: pedestal wash basin, low flush WC, panelled bath with separate shower over. Tiled splash backs. Wood effect flooring.

LOUNGE 11' 0" x 13' 8" (3.35m x 4.16m)

Two windows to front. Laminate flooring. Electric feature fire with timber mantle.

EXTERNALLY

The building sits within communal grounds which incorporates the parking area whereby this flat has one allocated space.



AGENT 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.

LEASE INFORMATION

Years left on lease Approx 960 Service Charge & Ground Rent combined £131 pcm.



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 Performance Certificate



Flat 5 Ashford Court, Overcliff Road, GRAYS, RM17 6BF

Dwelling type: Top-floor flat
 Date of assessment: 04 January 2019
 Date of certificate: 04 January 2019
 Reference number: 0558-2824-6397-9201-7565
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 38 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: £ 1,770

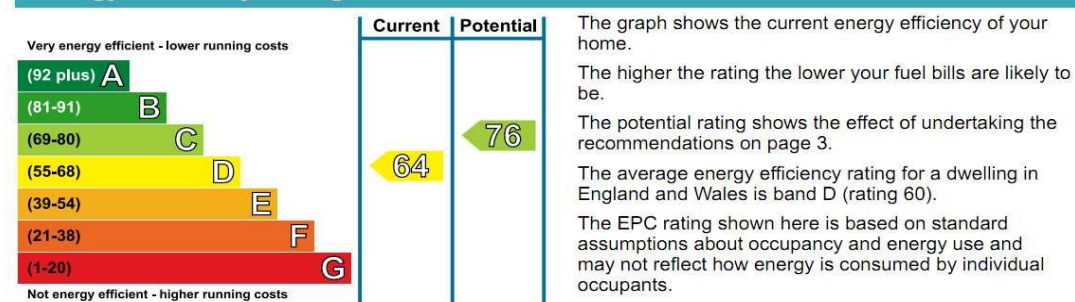
Over 3 years you could save £ 588

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 111 over 3 years	
Heating	£ 1,110 over 3 years	£ 648 over 3 years	
Hot Water	£ 516 over 3 years	£ 423 over 3 years	
Totals	£ 1,770	£ 1,182	

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 Increase loft insulation to 270 mm	£100 - £350	£ 105
2 Low energy lighting for all fixed outlets	£10	£ 27
3 High heat retention storage heaters	£800 - £1,200	£ 456

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.