



Fobbing £220,000



## **COMMUNAL ENTRANCE HALL**

Stairs to first floor. Door to:

### **ENTRANCE HALL**

Radiator. Inset lighting to ceiling. Laminated wood flooring. Video entry system.

### **LOUNGE/KITCHEN** 19' 5" x 11' 8" > 9'0 (5.91m x 3.55m > 2.74m)

Double glazed windows to side and front. Radiator. Inset lighting to ceiling. Laminated wood flooring. Power points. Range of white high gloss base and eye level units with Quartz work surfaces. Inset stainless steel sink unit with mixer tap. Built in oven and microwave. Electric hob with canopy over. Integrated washer dryer, dishwasher, fridge and freezer.

### **BEDROOM ONE** 10' 8" x 8' 0" (3.25m x 2.44m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Range of mirror fronted wardrobes with hanging and shelf space.

### **BATHROOM**

Heated towel rail. Inset lighting to ceiling. Tiled flooring. Vanity wash hand basin with drawer space under. Low flush WC. 'P' shaped bath with mixer shower over. Tiling to walls. Shaver point.

### **COMMUNAL GROUNDS**

Beautiful manicured grounds with a variety of mature trees. Extensive lawns with flower and shrub beds.



### 3 Pell House High Road Fobbing Essex SS17 9JJ

#### **ALLOCATED PARKING**

Approached via gated stone driveway to allocated parking for one vehicle.

#### **PROPERTY DETAILS**

LEASE: 125 YEARS FROM 2012 GROUND RENT: £200 p.a. SERVICE CHARGES: £1000 p.a. Approximately.



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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.



# Energy Performance Certificate



Flat 3, Pell House, High Road, Fobbing, STANFORD-LE-HOPE, SS17 9JJ

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 10 April 2012  
**Date of certificate:** 18 April 2012  
**Reference number:** 0590-2870-6240-9492-0401  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 37 m<sup>2</sup>

## 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: £ 918**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 66 over 3 years	£ 66 over 3 years	Not applicable
Heating	£ 582 over 3 years	£ 582 over 3 years	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	
<b>Totals</b>	<b>£ 918</b>	<b>£ 918</b>	

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

