



Orsett £400,000



2 Bishops Court, Rectory Road, Orsett, Essex, RM16 3JT

A DELIGHTFUL GROUND FLOOR APARTMENT SITUATED IN THIS MOST SOUGHT AFTER DEVELOPMENT WHICH HAS EN SUITE TO MAIN BEDROOM, SUPERB LOUNGE WITH FRENCH DOORS TO COVERED PATIO, AND PARKING. EARLY VIEWING ADVISED. EPC: C.

- ❖ COMMUNAL ENTRANCE HALL
- ❖ LOUNGE
- ❖ EN SUITE TO MAIN BEDROOM
- ❖ BATHROOM
- ❖ PARKING

- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ FURTHER BEDROOM
- ❖ COMMUNAL GROUNDS
- ❖ NO ONWARD CHAIN

COMMUNAL ENTRANCE HALL

Door to apartment.

ENTRANCE HALL

Radiator. Coved ceiling. Fitted carpet. Power points. Built in double cupboard. Entry phone system.

LOUNGE/DINING ROOM 16' 10" > 11'10" x 15' 11" (5.13m > 3.61m x 4.85m)

Double glazed French doors to garden. Coved ceiling. Fitted carpet. Power points. Two radiators. Open to:

KITCHEN 9' 7" x 8' 10" (2.92m x 2.69m)

Double glazed window to side. Coved ceiling with inset lighting. Vinyl flooring. Range of base and eye level units with Quartz overlay work surfaces. Inset stainless steel one and one half single drainer sink unit with mixer tap. Built in oven and hob with canopy over. Integrated fridge, freezer, and dishwasher. Free standing washer dryer to remain. Cupboard housing boiler (Not tested).

BEDROOM ONE 15' 3" x 10' 9" (4.64m x 3.27m)

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



EN SUITE

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Wall mounted wash hand basin. Tiled shower cubicle with mixer shower over. Tiling to walls.

BEDROOM TWO 15' 2" x 8' 10" (4.62m x 2.69m)

Double glazed window to side. Radiator. Coved ceiling. Fitted carpet. Power points. Built in mirror fronted wardrobes with hanging and shelf space.

BATHROOM

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Vanity wash hand basin with cupboard under. Vanity mirror. 'P' shaped bath with mixer shower attachment and shower screen. Tiling to walls.

COMMUNAL GROUNDS

Immediate covered patio area leading to manicured communal grounds. Flower and shrub beds. Path. Gated driveway to parking.

PARKING

Covered parking space number 3 for one vehicle. Visitors parking.



PROPERTY DETAILS

Lease details. Remaining lease: 111 years. Ground rent: £50 rising every 15 years. Service charge: Approximately £1,400 p.a. Council Tax band: D. EPC: C.

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. 6. We understand that our vendor still awaits Grant of Probate.



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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	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.