



Chafford Hundred £220,000



ENTRANCE PORCH

Wood effect flooring. Door to:

ENTRANCE HALL

Radiator. Wood effect flooring. Security intercom system. Two separate built in storage cupboards.

KITCHEN/DINER 17' 8" x 9' 0" (5.38m x 2.74m)

Two UPVC double glazed windows to front. Radiator. Tiled floor. Spotlighting. Upper and lower level units. Sink unit inset into work surface. Tiled splash backs. Integrated oven and hob with pull out extractor over. Recess for washing machine and slim line dish washer.

LOUNGE 13' 1" x 13' 0" (3.98m x 3.96m)

UPVC double glazed window to front and side. Radiator. Wood effect flooring.

BEDROOM ONE 13' 5" x 9' 6" (4.09m x 2.89m)

UPVC double glazed window to side and rear. Radiator. Wood effect flooring.

EN-SUITE SHOWER ROOM

Radiator. Pedestal wash basin. Low flush WC. Shower cubicle. Tiled splash backs. Extractor fan. Spotlighting. Wood effect flooring.

BEDROOM TWO 10' 9" x 9' 9" (3.27m x 2.97m)

UPVC double glazed window to side. Wood Effect flooring.



BATHROOM 6' 8" x 6' 6" (2.03m x 1.98m)

Radiator. Spotlighting. Extractor fan. Shaver point. White suite comprising of pedestal wash basin. Low flush WC. Panelled bath. Tiled splash backs. Wood effect flooring.

EXTERNALLY

The building sits within communal grounds which incorporates the gated parking area whereby this property benefits from one allocated parking space.

LEASE DETAILS

Ground Rent £172.62 per annum. Service Charge £991.89 Per annum. Lease Term 150 year commencing 1st January 2004.



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 Performance Certificate



98, Sachfield Drive, Chafford Hundred, GRAYS, RM16 6QW

Dwelling type: Ground-floor flat
Date of assessment: 28 May 2015
Date of certificate: 28 May 2015
Reference number: 8703-8383-7629-3927-6553
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 m²

Use this document to:

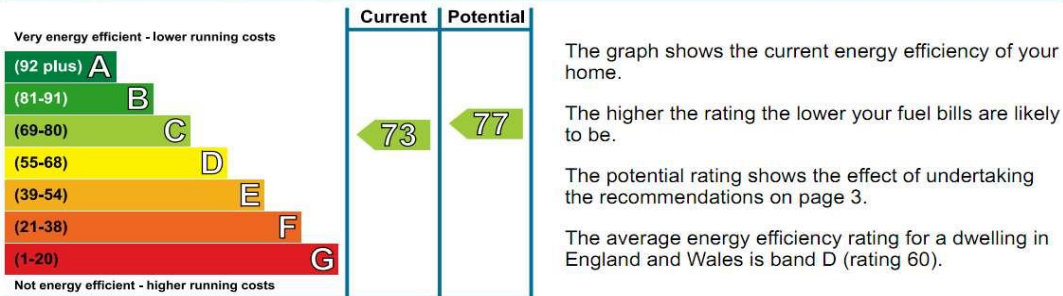
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,662
Over 3 years you could save	£ 276

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 150 over 3 years	
Heating	£ 1,113 over 3 years	£ 948 over 3 years	
Hot Water	£ 324 over 3 years	£ 288 over 3 years	
Totals	£ 1,662	£ 1,386	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 111	✓
2 Low energy lighting for all fixed outlets	£20	£ 63	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 99	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.