



Orsett Offers in Excess of



47 Randall Drive, Orsett, Essex, RM16 3GT

A delightful two bedroom top floor apartment situated within the sought after Orsett Village development which offers excellent accommodation, allocated parking and excellent loft storage space. EPC: TBC.

❖ COMMUNAL ENTRANCE

❖ LOUNGE

❖ TWO BEDROOMS

❖ PARKING

❖ ENTRANCE HALL

❖ KITCHEN

❖ BATHROOM

❖ COMMUNAL GROUNDS

COMMUNAL ENTRANCE

Stairs to second floor. Door to:

ENTRANCE HALL

Radiator. Fitted carpet. Power points. Cupboard housing boiler (Not tested). Further built in cupboard.

LOUNGE 16' 2" x 10' 5" (4.92m x 3.17m)

Double glazed bay window to front with shutters. Radiator. Fitted carpet. Power points. Double doors to:

KITCHEN 11' 11" x 6' 1" (3.63m x 1.85m)

Two double glazed windows to rear. Radiator. Tiled flooring. Power points. Range of base and eye level units with complimentary work surface. Built in oven and hob with extractor fan over. Free standing washing machine, dishwasher and fridge freezer to remain.

BEDROOM ONE 10' 4" x 8' 10" (3.15m x 2.69m)

Double glazed window to front with shutters. Radiator. Fitted carpet. Power points. Built in double wardrobes with hanging and shelf space. Access to part boarded loft.



BEDROOM TWO 10' 9" x 6' 11" (3.27m x 2.11m)

Double glazed window to front with shutters. Radiator. Fitted carpet.
Power points.

BATHROOM

Obscure double glazed bay window. Radiator. Tiled flooring. White suite comprising of panelled bath with mixer shower over. Vanity wash hand basin with cupboard under. Low flush W.C. Tiling to walls. Shaver point.

PARKING

Allocated parking for one vehicle.

COMMUNAL GROUNDS

Mainly laid to lawn to rear. Shrub beds to front.

PROPERTY DETAILS

Tenure: Leasehold (approximately 105 years remaining). Ground Rent: £200 p.a. Increasing 10 yearly. Service charge: Approximately £115 p.c.m. Thurrock Council tax band: C. EPC: TBC.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

