



Grays £235,000



Flat 3 Langton House, 753 London Road, West Thurrock, Grays, Essex, RM20 3HX

An extremely tasteful two bedroom first floor apartment situated in a convenient location which has two good size bedrooms, balcony and excellent kitchen/living space. EPC: TBC

❖ ENTRANCE HALL

❖ TWO BEDROOMS

❖ ALLOCATED PARKING FOR ONE VEHICLE

❖ BATHROOM

❖ LOVELY KITCHEN/LIVING ROOM

❖ COMMUNAL GROUNDS

ENTRANCE HALL

Communal entrance hall with stairs to first floor. Entry phone system. Radiator. Tiled flooring.

KITCHEN/LIVING ROOM 17' 10" x 14' 9" (5.43m x 4.49m)

Two double glazed windows to front. Radiator. Vinyl flooring to kitchen area. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated dishwasher. Recess for appliances. Cupboard housing boiler (Not tested). Double glazed door to balcony.

BEDROOM ONE 12' 10" x 10' 7" (3.91m x 3.22m)

Double glazed patio doors opening to balcony. Radiator. Fitted carpet. Power points. Mirror fronted double wardrobe. Built in cupboard.

BEDROOM TWO 13' 10" x 9' 0" (4.21m x 2.74m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Cupboard housing heat recovery unit (Not tested).

BATHROOM

Obscure double glazed window. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of wall mounted wash hand basin with tiled splashback. Low flush W.C. Panelled bath with mixer shower over. Tiling to walls.



COMMUNAL GROUNDS

Mainly laid to lawn with hedge boundaries. Path.

PARKING

Allocated parking for one vehicle.

PROPERTY DETAILS

Tenure: Leasehold. Lease: 125 years from 2012. Service charge £912 pa.
Ground Rent £431 pa. Increasing. Maintenance £341.13 pa. Thurrock
Council Tax Band: B. EPC: TBC.



AGENTS NOTE

1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer 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.



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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 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.



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