



## Hew Watt Close, Orsett

Guide Price £250,000



- A beautifully presented and fantastic size two bedroom ground floor apartment
- Located in the highly desirable and picturesque village of Orsett
- Long lease of approximately 105 years remaining
- Glorious outlook fronting onto greensward
- Lovely size lounge/diner
- Stunning kitchen
- Modern shower room
- Two good size bedrooms
- Allocated parking facilities
- Communal garden



**GUIDE PRICE £250,000 - £270,000**

**Nestled in the sought-after village of Orsett, this charming ground floor flat on Hew Watt Close is a true gem. Boasting a spacious and well-presented interior, this two-bedroom apartment is perfect for those seeking comfort and style.**

**As you step into the inviting hallway, you are greeted by a secure intercom entry system, setting the tone for the security and convenience this property offers. The lovely lounge/diner provides ample space for relaxation and entertainment, while the stunning kitchen is a chef's delight with its modern amenities.**

**The modern shower room adds a touch of luxury, complementing the two good-sized bedrooms that offer a peaceful retreat at the end of the day. With a long lease of approximately 105 years remaining, this property ensures stability and peace of mind for its new owners.**

**Outside, the allocated parking facilities make coming home a breeze, while the communal gardens offer a tranquil escape from the hustle and bustle of daily life. The glorious outlook onto the greensward adds a touch of serenity to this already picturesque setting.**

**Don't miss the opportunity to make this beautifully presented flat your new home. With its prime location, spacious layout, and modern amenities, this property is sure to capture the hearts of those looking for a place to call their own in Orsett.**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Two storage cupboards.

Spacious shower room comprises, larger than average shower, vanity wash hand basin and low level WC. Obscure Bay double glazed window. Part tiling to walls.

Bedroom one 10'8 x 8'5 double glazed window. Fitted wardrobes.

Bedroom two 10'8 x 6'8 double glazed window.

Lovely size lounge/diner 15'9 max x 12'0 max. Bay double glazed window. Smooth ceiling.

Kitchen 11'10 x 6'0 offers a range of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Bosch oven, gas hob and extractor hood to remain. Double glazed window.

The property also has access to communal garden. Allocated parking space plus visitor parking space.

Further Details:

Council Tax Band: C

Local Authority: Thurrock

Annual Ground Rent: £200.00

Annual Service charge: £2,200

105 year lease remaining.

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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# Local Life

Orsett is a village, former civil parish and ecclesiastical parish located within Thurrock. The centre of Orsett is aligned on an east-west axis along the High Road, on which is the parish church of St Giles and All Saints. Its former workhouse on Rowley Road was developed into a large modern hospital in the 1960s but has, since the 1980s, been reduced in size once again. Most of the former shops in the High Road, including the Post Office opposite the Church and the blacksmith's in Rowley Road, have closed to be replaced by just one convenience store which contains a sub post office.

The historic Orsett Hall on Prince Charles's Avenue, the home of the Whitmore family until their estate was sold in the late-1960s, was destroyed by fire in May 2007 but was rebuilt during 2008. A13/M25 road links are easily accessible.



Floor Plan



