

www.churchandhawes.com

19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF

Tel: 01245 329429

swf@churchandhawes.com

Church & Hawes

Est.1977

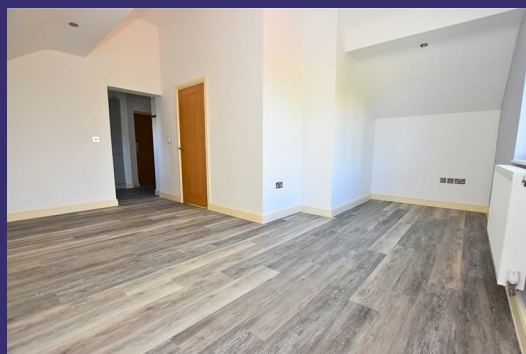
Estate Agents, Valuers, Letting & Management Agents



9 Great Canney Court Hackmans Lane, Purleigh, CM3 6RP Price £240,000

A new 1/2 bedroom/study lease hold first floor apartment situated within this unique bespoke courtyard development, within a rural setting. Features include: LPG heating, double glazing, video phone entry system, fitted high gloss grey kitchen with integrated appliances, shower room all with white sanitary ware, smooth plaster ceilings, carpets and Karndean style flooring, 10 year insurance backed guarantee. Purleigh is a village in the Dengie peninsula and within the District of Maldon. The area is close to the River Crouch and is renowned for its climate which is one of the reasons vineyards have been located in the area for several hundred years. New Hall Vineyard has been on site since 1969 making, it one of the oldest vineyards in England to date. The village was first mentioned in a Saxon will of AD 998 but, like most parishes, no detailed information is available about it until 1086 when it appears in Domesday Book.

Lease: 125 years. Ground rent: Peppercorn. Service Charge: TBA EPC: C. Council Tax Band: New build not yet accessed.



ACCOMODATION

COMMUNAL HALLWAY

Video phone entry system, stairs rise to first floor, LPG boiler house in external cupboard on the landing, door to:

KITCHEN 12'9 x 8'3 (3.89m x 2.51m)

Sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, extractor fan, Karndean style flooring, Fitted high gloss Grey kitchen units with contrasting worksurfaces comprising: single drainer stainless steel sink unit with mixer taps inset to work surface, cupboard under, integrated washing machine and dish washer, adjacent work surface with inset 4 ring black glass hob, oven under, stainless steel extractor fan over, draw pack and cupboard, integrated fridge freezer, integrated microwave, 1 wall cupboards, tiled splash backs to work surfaces, double built in storage cupboard, video phone entry system control unit.

SHOWER ROOM

Smooth plaster ceiling, LED lighting, Karndean style flooring, heated chrome ladder towel rail, white suite comprising: low level WC, vanity wash hand basin, walk in shower with glazed screen door, tiled to visible walls, shaver point.

BEDROOM/STUDY 8,5 x 8'1 (2.44m,1.52m x 2.46m)

Velux and sealed unit double glazed window to front, smooth plaster ceiling, LED lighting, radiator, TV point, double built in wardrobe.

LOUNGE DINER 18 < 9 x 16'4 (5.49m < 2.74m x 4.98m)

Sealed unit double glazed window to front, vaulted smooth plaster ceiling, LED lighting, radiator, Karndean style flooring, TV point, 2 telephone points.

INNER HALL

Smooth plaster ceiling, 2 eves storage cupboards, laminate flooring, door to:

BEDROOM 13'4 x 9'1 (4.06m x 2.77m)

2 sealed unit double glazed velux windows to rear, smooth plaster ceiling, LED lighting, radiator, TV point.

OUTSIDE

PARKING

Parking, visitors and disabled parking spaces

BIN & BICYCLE STORE

COURTYARD GARDENS

Lawns and shrubs.

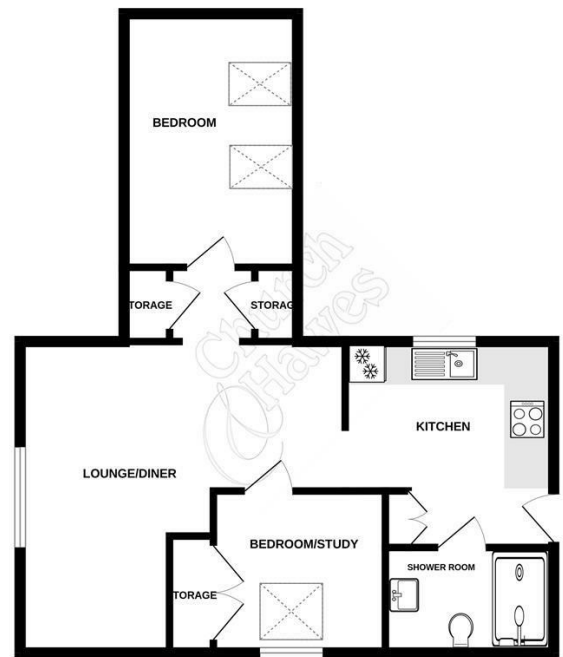
AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm

FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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