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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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

A new 1 bedroom 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 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, door to:

### HALL

Vaulted smooth plaster ceiling, LED lighting, radiator, kandeian style flooring, utility cupboard housing LPG gas 'Combi' boiler serving heating and hot water, washing machine, doors to:

### BEDROOM 12'8 x 9 (3.86m x 2.74m)

2 Sealed unit double glazed velux windows to rear and sealed unit double glazed window to rear, smooth plaster ceiling, radiator, TV point.

### SHOWER ROOM

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

### LOUNGE 19'8 x 9'10 (5.99m x 3.00m)

3 Sealed unit double glazed velux windows to front and 3 sealed unit double glazed windows to front, vaulted smooth plaster ceiling, LED lighting, radiator, Karndeian style flooring, TV point, 2 telephone points, video phone entry system control unit, open plan to:

### KITCHEN DINER 14'7 x 7'8 (4.45m x 2.34m)

2 sealed unit double glazed velux window to rear, smooth plaster ceiling, LED lighting, Karndeian style flooring, extractor fan, 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 fridge and dish washer, adjacent work surface with inset 4 ring black glass hob, oven under, stainless steel extractor fan over, cupboard, integrated freezer, integrated microwave, 1 wall cupboards, tiled splash backs to work surfaces.

### OUTSIDE

#### PARKING

Parking, visitors and disabled parking spaces

#### BIN & BICYCLE STORE

#### COURTYARD GARDEN

Lawns and shrubs.

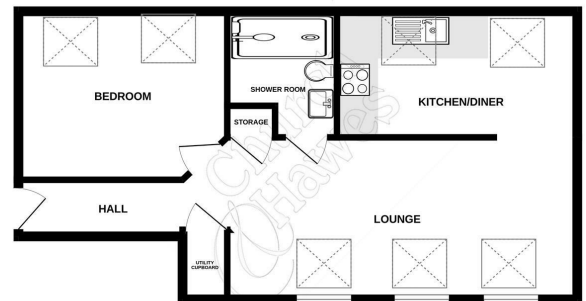
### AGENTS NOTE

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



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The location, layout and dimensions shown here are not to scale and no guarantee is made as to their accuracy or reliability. Please see the agent's particulars for more information.

