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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



5 Great Canney Court Hackmans Lane, Purleigh, CM3 6RP Guide price £300,000

A new 2 bedroom lease hold house situated within this unique bespoke courtyard development, within a rural setting. Features include: LPG heating, double glazing, fitted high gloss grey kitchen with integrated appliances, shower room and WC all with white sanitary ware, smooth plaster ceilings, carpets and Kamdean 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

FIRST FLOOR

LANDING

Sealed unit double glazed velux window rear, smooth plaster ceiling, LED lighting, radiator, 2 built in eves storage/wardrobe cupboards, doors to:

CLOAKROOM/WC

Obscure sealed unit double glazed velux window rear, smooth plaster ceiling, LED lighting, extractor fan, heated chrome ladder towel rail, Karndeian style flooring, White suite comprising: low level WC, vanity wash hand basin with tiled splash back, shaver point

BEDROOM 1 11'1 x 9'9 + wardrobe recess (3.38m x 2.97m + wardrobe recess)

Sealed unit double glazed velux window rear, smooth plaster ceiling, LED lighting, radiator, TV point, telephone point.

BEDROOM 2 11'1 x 9'5 + wardrobe recess (3.38m x 2.87m + wardrobe recess)

2 Sealed unit double glazed velux window rear, smooth plaster ceiling, LED lighting, radiator, TV point.

GROUND FLOOR

Half sealed unit double glazed entrance door to:

KITCHEN 18 max x 6'7 (5.49m max x 2.01m)

Sealed unit double glazed window to rear, LED lighting, radiator, Karndeian style flooring, cupboard concealing LPG gas 'Combi' boiler serving heating and hot water. Fitted high gloss Grey kitchen units with contrasting worksurfaces comprising: single drainer stainless steel sink unit with mixer taps inset to work surface, cupboard and integrated dish washer under, adjacent work surface with inset 4 ring black glass hob, oven under, stainless steel extractor fan over, draw pack and cupboard under, integrated fridge freezer, 3 wall cupboards, integrated microwave, tiled splash backs to work surfaces. Open plan to:

LOUNGE DINER 17'2 < 9'5 x 18 (5.23m < 2.87m x 5.49m)

4 sealed unit double glazed windows to front, half sealed unit double glazed door leading out to the courtyard gardens, smooth plaster ceiling, LED lighting, Karndeian style flooring, radiator, utility cupboard with washing machine, TV point, telephone point, stairs rise to first floor, under stairs cupboard and cloaks cupboard.

SHOWER ROOM

Sealed unit double glazed window to rear, smooth Plaster Ceiling, LED lighting, extractor fan, chrome heated ladder towel rail, Karndeian style flooring, white suite comprising: low level WC, vanity wash hand basin, walk in shower with glazed shower screen and door, tiled visible walls, shaver point.

OUTSIDE

PARKING

Parking, visitors and disabled parking spaces

BIN & BICYCLE STORE

COURTYARD GARDENS

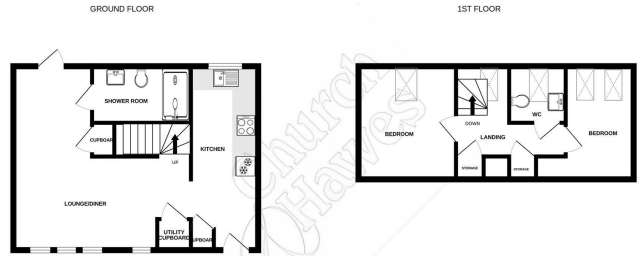
Privacy panel and seating area, lawns and shrubs.

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



While every effort has been made to ensure the accuracy of the floorplans, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for illustrative purposes only and should be used in conjunction with the property purchase. The correct figures and quantities should be used in their correct and no guarantee as to their quantity or efficiency can be given. Map will enlarge 0222

