

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

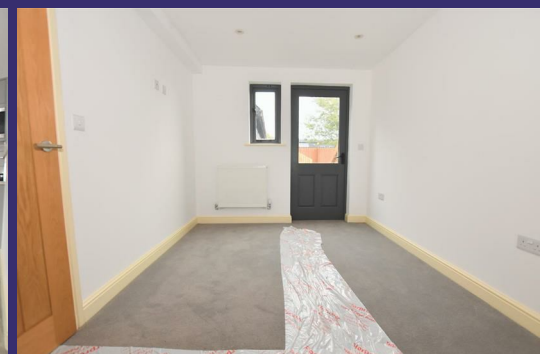


7 Great Canney Court Hackmans Lane, Purleigh, CM3 6RP Price £215,000

A new 1 bedroom ground floor lease hold maisonette 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 with white sanitary ware, smooth plaster ceilings, carpets and Karndean style, parking and courtyard gardens. 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.



ACCOMMODATION

Hardwood entrance door to:

KITCHEN DINER 16'3 x 8 (4.95m x 2.44m)

3 Sealed unit double glazed window to front, smooth plaster ceiling, LED lighting, Karndean style flooring, wall cupboard housing 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 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, 2 wall cupboards, tiled splash backs to work surfaces, open plan to lounge.

SHOWER ROOM

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

LOUNGE 16'3 x 9'2 (4.95m x 2.79m)

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

BEDROOM 12'10 x 8'3 (3.91m x 2.51m)

Sealed unit double glazed window to rear, half sealed unit double glazed door to court yard gardens, smooth plaster ceiling, LED lighting, radiator, built in wardrobe cupboard, TV point.

OUTSIDE

PARKING

Parking, visitors and disabled parking spaces

BIN & BICYCLE STORE

COURTYARD GARDENS

Privacy panel and seating area, lawns and shrubs.

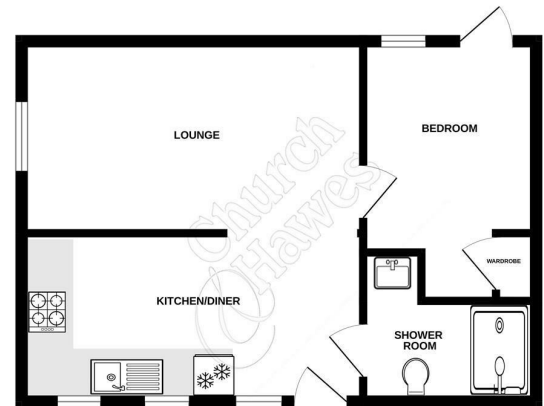
AGENTS NOTE

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, fixtures and appliances shown here are not to scale and are for guidance only. As to their operation or efficiency can be given. Made with Mapbox (2024)

