
Orsett £395,000
Chandler & Martin

3 Bishops Court, Rectory Road, Orsett, Essex, RM16 3JT

AN OPPORTUNITY TO ACQUIRE A TWO BEDROOM GROUND FLOOR APARTMENT SITUATED IN THIS PRESTIGIOUS DEVELOPMENT IN THE HEART OF ORSETT VILLAGE WHICH OFFERS NO ONWARD CHAIN, EN-SUITE TO MASTER BEDROOM AND PARKING FOR TWO VEHICLES. EPC: C.

- ENTRANCE HALL
- SHOWER ROOM
- KITCHEN
- COMMUNAL GROUNDS
- MASTER BEDROOM WITH EN-SUITE
- LOUNGE/DINING ROOM
- PARKING FOR TWO VEHICLES
- NO ONWARD CHAIN

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COMMUNAL ENTRANCE HALL

Stairs to all levels. Lift. Door to:

ENTRANCE HALL

Coving to ceiling. Fitted carpet. Built in cloaks cupboard housing hot water tank.

LOUNGE/DINING ROOM 16' 9" x 11' 9" (5.10m x 3.58m)

Double glazed windows to rear with central French doors to garden. Two radiators. Coving to ceiling. Fitted carpet. Power points. Open to kitchen.

KITCHEN 9' 5" x 9' 0" (2.87m x 2.74m)

Double glazed window to side. Coving to ceiling with inset lighting. Vinyl flooring. Power points. A range of base and eye level units with complimentary work surfaces. Inset sink with mixer tap. Built in oven. Hob with extractor fan over. Integrated fridge, freezer and dishwasher.

BEDROOM ONE 15' 2" x 10' 9" (4.62m x 3.27m)

Double glazed window to side. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in mirror fronted wardrobes.







EN-SUITE

Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of concealed cistern W.C. with cupboard above. Wall mounted wash hand basin. Tiled flooring. Shower cubicle with mixer shower. Tiling to walls. Vanity mirror.

BEDROOM TWO 15' 3" x 8' 11" (4.64m x 2.72m)

Double glazed window to side. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in mirror fronted wardrobes.

SHOWER ROOM

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of large shower cubicle with mixer shower over. Vanity wash hand basin with cupboard under. Concealed cistern W.C. Vanity mirror.

COMMUNAL GROUNDS

Paved patio leading to communal manicured grounds with lawn and well stocked flower and shrub beds. Shingle path. Mature trees. Gated driveway to allocated parking.

PARKING

This property has one allocated parking space and one covered parking space in the open cart lodge.







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PROPERTY DETAILS

Tenure: Leasehold 109 years remaining. Ground rent: £900.00 p.a. increasing every 15 years. Service Charge: £1767.65 p.a. 2023 to 2024. EPC: C. Thurrock Council Tax Band: D.

AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.







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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.
Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.
References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.
These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.
Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.

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