

Orsett Village Monthly Rental

Chandler & Martin

14 Hew Watt Close, Orsett Village, Essex, RM16 3GU

A delightful two bedroom first floor apartment situated in an enviable position on the Orsett Village Development, with allocated parking and no onward chain. EPC: TBC.

- COMMUNAL ENTRANCE
- TWO BEDROOMS
- LOUNGE/DINING ROOM
- ALLOCATED PARKING
- NO ONWARD CHAIN
- ENTRANCE HALL
- BATHROOM
- KITCHEN
- COMMUNAL GROUNDS

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COMMUNAL ENTRANCE

Stairs to first floor. Door to:

ENTRANCE HALL

Radiator. Fitted carpet. Cupboard housing boiler (not tested). Built in storage. Entry phone.

LOUNGE/DINING ROOM 14' 8" x 12' 2" (4.47m x 3.71m)

Double glazed bay window to front. Two radiators. Fitted carpet. Power points. Fitted wall unit. Double doors to:

KITCHEN 12' 0" x 6' 0" (3.65m x 1.83m)

Two double glazed windows to rear. Radiator. Inset lighting to ceiling. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Tiled splashbacks. Recesses for appliances.

BEDROOM ONE 10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Built in double wardrobe.

BEDROOM TWO 10' 11" x 6' 9" (3.32m x 2.06m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed bay window. Radiator. Inset lighting to ceiling. Vinyl flooring. White suite comprising of low flush W.C. Vanity wash hand basin with cupboards under. Panelled bath with mixer shower over. Tiling to walls.

COMMUNAL GROUNDS

Mainly laid to lawn. Block paved parking area with visitor parking.

ALLOCATED PARKING

Allocated parking for one vehicle.

PROPERTY DETAILS

Tenure: Leasehold. Approximately 104 Years remaining. EPC: TBC
Thurrock Council Tax Band: C Ground Rent £200.00 P.A increasing every 10 years. Service Charge Approximately: £2200.00 P.A







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AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer 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.







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.

efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

