



Orsett £400,000



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

A ground floor two bedroom apartment situated in this superb gated development with en-suite to master bedroom, delightful kitchen, living room and covered parking. EPC: TBC.

❖ COMMUNAL ENTRANCE

❖ MASTER BEDROOM WITH EN-SUITE

❖ SECOND BEDROOM

❖ KITCHEN

❖ COVERED PARKING

❖ ENTRANCE HALL

❖ SHOWER ROOM

❖ LOUNGE

❖ COMMUNAL GROUNDS

❖ NO ONWARD CHAIN

COMMUNAL ENTRANCE

Entry phone system. Door to:

ENTRANCE HALL

Radiator. Fitted carpet. Power points. Entry phone system. Built in double cupboard with hot water tank.

LOUNGE 16' 6" x 13' 6" (5.03m x 4.11m)

Double glazed window to side. Two radiators. Inset lighting to ceiling with coving. Fitted carpet. Power points. Double glazed French doors to garden. Fitted media wall. Open to:

KITCHEN 9' 3" x 8' 10" (2.82m x 2.69m)

Double glazed window to front. Inset lighting to ceiling with coving. Tiled flooring. Power points. A 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. Integrated fridge, freezer, washing machine and dishwasher. Tiled splashback.

BEDROOM ONE 12' 11" x 8' 7" (3.93m x 2.61m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Mirror fronted wardrobes with hanging and shelf space.



EN-SUITE

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern W.C. Shower with mixer shower over. Tiling to walls.

BEDROOM TWO 12' 9" x 8' 10" (3.88m x 2.69m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Mirror fronted wardrobes.

SHOWER ROOM

Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of double shower cubicle. Vanity wash hand basin with cupboard under. Concealed cistern W.C. Fitted wall unit.

GARDEN

Immediate paved patio leading to manicured communal grounds. Well stocked flower and shrub beds. Path. Gated driveway to parking area.

PARKING

Gated entrance with shingle driveway leading to covered parking for one vehicle.



PROPERTY DETAILS

Tenure: Leasehold. Thurrock Council Tax Band: D. EPC: TBC. Unexpired Lease: Approx 108 Years. Ground Rent: £400 inc parking bay per annum. Service Charges: Approx £1940 per annum.

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 believed 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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