



Orsett £415,000



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

AN IMMACULATE TWO BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THIS PRESTIGIOUS GATED DEVELOPMENT WHICH HAS EN SUITE TO MASTER BEDROOM, MANICURED COMMUNAL GROUNDS AND TWO COVERED PARKING SPACES. EPC: TBC.

- ❖ COMMUNAL ENTRANCE
- ❖ LOUNGE/DINING ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ BATHROOM
- ❖ MANICURED COMMUNAL GROUNDS
- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ BEDROOM TWO
- ❖ TWO PARKING BAYS
- ❖ NO ONWARD CHAIN

COMMUNAL ENTRANCE

Approached via double hardwood doors. Entry phone system.

ENTRANCE HALL

Radiator. Coving to ceiling. Fitted carpet. Power points. Built in double cupboard housing hot water tank.

LOUNGE/DINING ROOM 16' 2" x 14' 1" > 9' 6" (4.92m x 4.29m > 2.89m)

Double glazed window to rear. Two radiators. Coving to ceiling. Laminated flooring. Power points. Double glazed French doors to communal garden. Open to:

KITCHEN 8' 11" x 8' 9" (2.72m x 2.66m)

Double glazed window to side. Coved ceiling with inset lighting. Laminated 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. Integrated dishwasher, fridge and freezer. Recess and plumbing for washing machine. Cupboard housing boiler (Not tested).

MASTER BEDROOM 12' 10" x 8' 9" (3.91m x 2.66m)

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



EN SUITE

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Wall mounted wash hand basin. Shower cubicle with mixer shower. Tiling to walls.

BEDROOM TWO 12' 10" x 8' 9" (3.91m x 2.66m)

Double glazed window to side. Radiator. Coving to ceiling. Fitted carpet. Power points. Mirror fronted fitted wardrobes.

BATHROOM

White suite comprising of vanity wash hand basin with cupboard under. Concealed cistern WC. "P" shaped bath with mixer shower attachment. Tiling to walls with vertical boarder tile. Heated towel rail. Inset lighting to ceiling. Tiled flooring.

COMMUNAL GROUNDS

Manicured grounds with immediate paved patio leading to lawns with well stocked flower and shrub beds. Variety of trees. Gated driveway leading to parking area.

COVERED PARKING

This property has the benefit of two open bay parking spaces.



PROPERTY DETAILS

Lease: 125 years from 2008. Service charges: Approximately £1,968.06 pa. Ground rent: £450.00 increasing every 15 years. Thurrock Council Tax Band: D. EPC: TBC.

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.



Energy rating and score

This property’s energy rating is C. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)

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

