



Chafford Hundred £215,000



26 Caravel Close, Chafford Hundred, Essex, RM16 6QB

IDEAL FIRST TIME PURCHASE OR RENTAL INVESTMENT. SITUATED ON CHAFFORD HUNDRED, ALSO COMES WITH TWO GOOD SIZED BEDROOMS AND A LONG 95 YEAR LEASE. THE KITCHEN HAS BEEN MODERNISED RECENTLY TO A WHITE GLOSS STYLE. VIEWING RECOMMENDED.

- ❖ TWO BEDROOMS
- ❖ DOUBLE GLAZED
- ❖ WHITE GLOSS FITTED KITCHEN
- ❖ ALLOCATED PARKING
- ❖ 95 YEAR LEASE
- ❖ GROUND FLOOR
- ❖ ELECTRIC HEATING
- ❖ FRENCH DOORS TO COMMUNAL GARDENS
- ❖ IDEAL RENTAL INVESTMENT
- ❖ GROUND RENT & SERVICE CHARGE £103 PER MONTH

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ENTRANCE HALL 15' 1" x 2' 9" (4.59m x 0.84m)

Entrance via communal entrance. The entrance hall has doors leading off to all rooms. Electric heater. Security entry phone system. Storage cupboard housing hot water tank.

LOUNGE 12' 1" x 10' 2" (3.68m x 3.10m)

With French doors leading to communal gardens. Double glazed port hole style window to rear. Laminate flooring. Electric Heater.

FITTED KITCHEN 7' 10" x 7' 3" (2.39m x 2.21m)

With double glazed window to front. Matching wall and base units in a white gloss. Roll edge work surfaces with oven hob and extractor to stay. Single drainer sink unit with mixer tap. Tiled splash backs. Plumbing for washing machine.

BEDROOM ONE 11' 4" x 8' 7" (3.45m x 2.61m)

With double glazed window to rear. Electric heater. Laminate flooring.

BEDROOM TWO 10' 4" x 6' 11" (3.15m x 2.11m)

With double glazed window to front. Electric heated, Laminate wood flooring.

BATHROOM 7' 4" x 5' 7" (2.23m x 1.70m)

Comprises wooden paneled bath with electric shower over. Wash hand basin. Close coupled W.C. Partly tiled walls. Obscured double glazed window to front. Electric wall mounted heater. Tiled floor.



EXTERIOR

The gardens are communal, and you also have an allocated parking space.

LEASE INFO

Lease: 95 Years remaining Ground Rent & Service Charge: £103 Per Month

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.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		