



Hampton Close, Chafford Hundred

Guide Price £240,000 Leasehold

SOLD

GUIDE PRICE £240,000- £250,000

Ali & Co are delighted to present this FANTASTIC TWO DOUBLE BEDROOM FLAT, Located in CHAFFORD HUNDRED.

The perfect home for First Time Buyers or Investors.

Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Communal Garden | Double Bedrooms | Double Glazing | Fantastic Location | Harris Academy Catchment | No Onward Chain |

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Ali&Co
PROPERTY SERVICES

FANTASTIC TWO DOUBLE BEDROOM FLAT

Ali & Co are delighted to present this FANTASTIC TWO DOUBLE BEDROOM FLAT, Located in CHAFFORD HUNDRED. The perfect home for First Time Buyers or Investors.

The property is situated in a prime location, walking distance to Chafford Hundred C2C Railway station and lakeside shopping Center, the property falls in the ever so popular Harris and Warren Academy catchment area.

LOCATION: The property is in a great location in CHAFFORD HUNDRED, Walking distance to Chafford Hundred railway station and Lakeside Shopping center, local amenities and Schools are all close by.

ACCOMMODATION: The property offers excellent accommodation including a entrance hallway, lounge, separate kitchen and utility room.

BEDROOMS: This property offers two great size double bedrooms.

MODERN FEATURES: The property is well presented through out and has a modern family bathroom and fitted kitchen with appliances.

EXTERNALLY: There is allocated parking and a well maintained communal garden.

The property is offered CHAIN FREE , please call today to arrange a viewing.

Council Tax Band: C (Thurrock Council)
Tenure: Leasehold (128 years)
Ground Rent: £255 per year
Service Charge: £2,350.21 per year

Bedroom 1

w: 3.31m x l: 3.5m x h: 2.5m (w: 10' 10" x l: 11' 6" x h: 8' 2")

Bedroom 2

w: 3.24m x l: 2.82m x h: 2.5m (w: 10' 8" x l: 9' 3" x h: 8' 2")

Lounge

w: 3.31m x l: 2.66m x h: 2.5m (w: 10' 10" x l: 8' 9" x h: 8' 2")

Kitchen

w: 3.31m x l: 2.32m x h: 2.5m (w: 10' 10" x l: 7' 7" x h: 8' 2")

Utility

w: 1.95m x l: 2.63m x h: 2.5m (w: 6' 5" x l: 8' 8" x h: 8' 2")

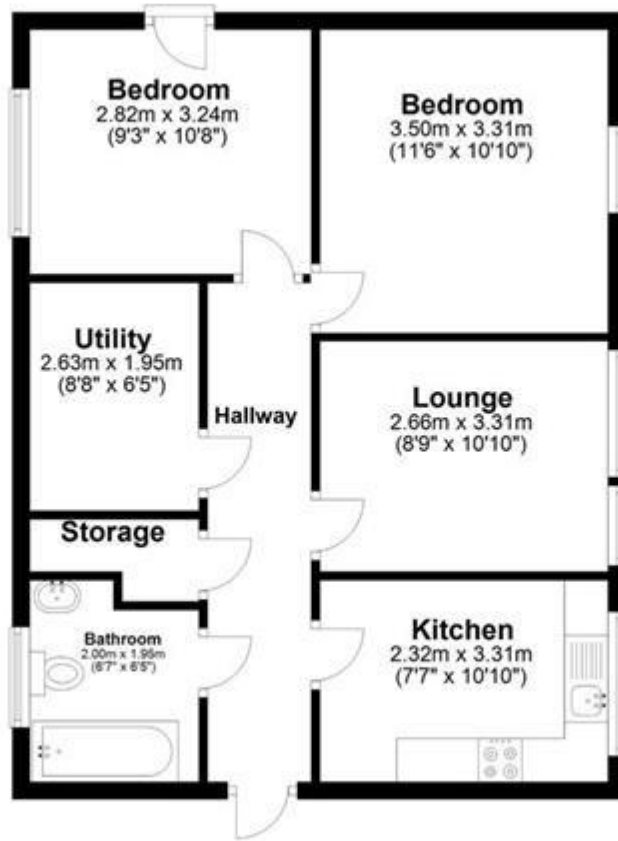
Bathroom

w: 1.95m x l: 2m x h: 2.5m (w: 6' 5" x l: 6' 7" x h: 8' 2")



Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 sq. feet)
Hampton close, Chafford



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 80 | 83 |
| England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.