



Hampton Close, Chafford Hundred

£225,000 Leasehold

Presenting to the market with Ali & Co Property Services, this attractive two bedroom ground floor apartment in Chafford Hundred offers an excellent opportunity for first time buyers or investors alike.

Allocated Parking | CHAIN FREE | Close Proximity To Lakeside Shopping Centre | Close To Station | Ground Floor | Two Bedroom Apartment | Communal gardens | Utility room |

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Ali&Co
PROPERTY SERVICES

Ground Floor Two Bedroom Apartment For Sale

Presenting to the market with Ali & Co Property Services, this attractive two bedroom ground floor apartment in Chafford Hundred offers an excellent opportunity for first time buyers or investors alike. Situated within a well established and commuter friendly development, the property blends convenient location with comfortable living space.

Location & Lifestyle

Positioned in the heart of Chafford Hundred, this apartment enjoys excellent access to local amenities, including shopping, recreation and transport links into London and surrounding areas.

The nearby C2C train station and major routes make the area especially appealing for commuters. Within reach of good school options and community parks, the location is attractive for a wide range of buyers.

From the images you can see, the building is set within a communal setting offering green outdoor space and parking.

Accommodation:

The property occupies a ground floor position, meaning easy access with no stairs to the main living area. A welcoming entrance hall flows into the main living room, which is generously sized, ideal for both relaxing and entertaining.

The separate fitted kitchen is well configured, offering work surface, space for appliances, plus easy access to the communal areas. Two double bedrooms, both making the property versatile as a home or investment. The family bathroom is proportioned for convenience and maintains good condition throughout.

Allocated parking is included, giving added value and ease for vehicle owners.

Internal viewings highly recommended, offered chain free with a long lease. please call the office today on 01375 806786 to arrange a viewing of this well presented home.

Council Tax Band: C (Thurrock Council)

Tenure: Leasehold (127 years)

Ground Rent: £255.14 per year

Service Charge: £2,473.38 per year

Parking options: Residents

Garden details: Communal Garden

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Bedroom 1

w: 3.34m x l: 3.61m (w: 10' 11" x l: 11' 10")

Bedroom 2

w: 2.95m x l: 2.56m (w: 9' 8" x l: 8' 5")

Living room

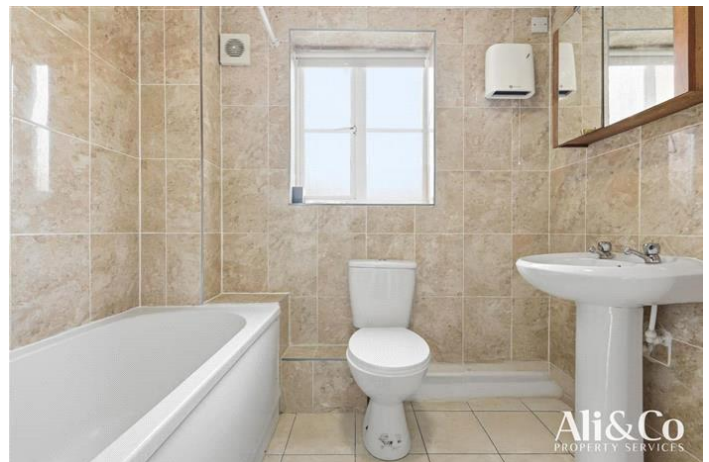
w: 3.23m x l: 2.69m (w: 10' 7" x l: 8' 10")

Kitchen

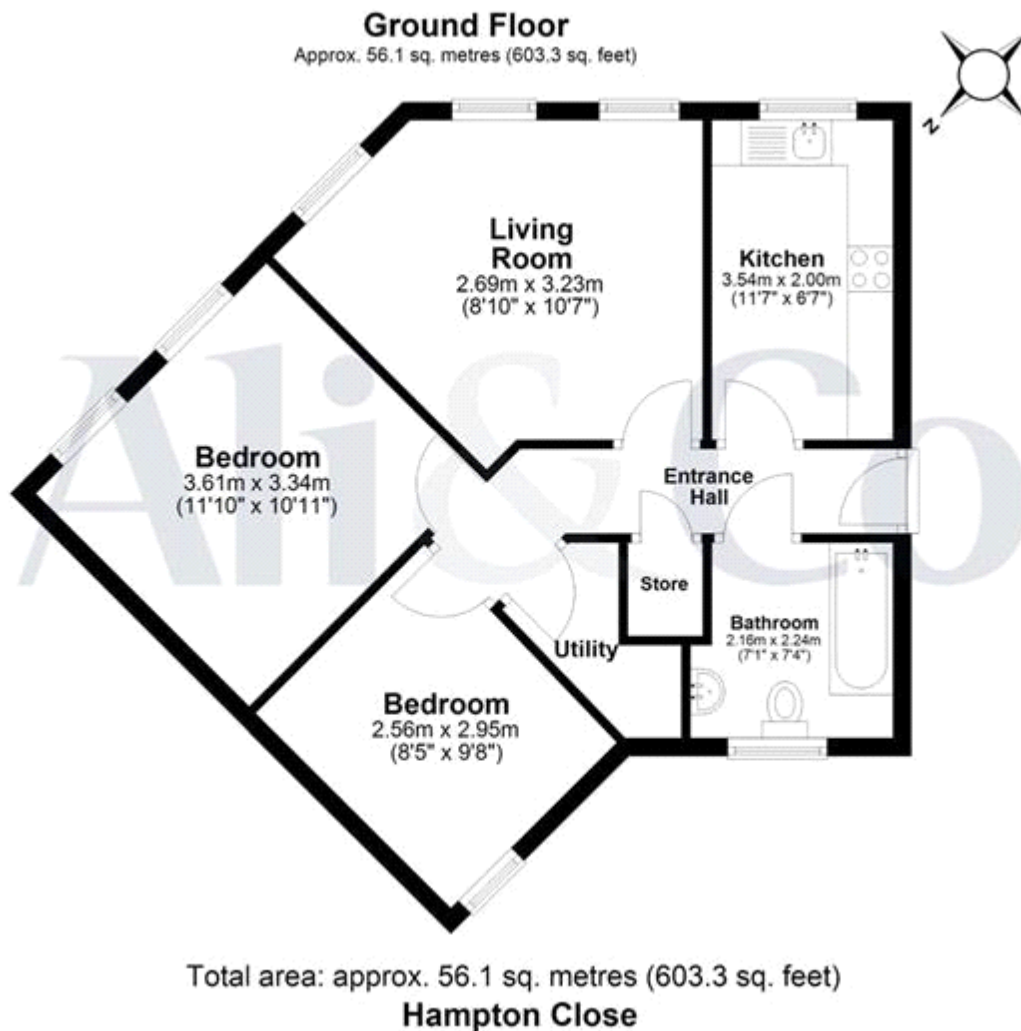
w: 2m x l: 3.54m (w: 6' 7" x l: 11' 7")

Bathroom

w: 2.24m x l: 2.16m (w: 7' 4" x l: 7' 1")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	71	79
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		
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.