

www.churchandhawes.com

19 Reeves Way, South Woodham Ferrers,  
Essex, CM3 5XF

Tel: 01245 329429

swf@churchandhawes.com

# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 5 Great Canney Court Hackmans Lane, Purleigh, CM3 6RP Price £280,000

A new 2 bedroom lease hold house situated within this unique bespoke courtyard development, within a rural setting. Features include: LPG heating, double glazing, fitted high gloss grey kitchen with integrated appliances, shower room and WC all with white sanitary ware, smooth plaster ceilings, carpets and Karndean style flooring, 10 year insurance backed guarantee.

Purleigh is a village in the Dengie peninsula and within the District of Maldon. The area is close to the River Crouch and is renowned for its climate which is one of the reasons vineyards have been located in the area for several hundred years. New Hall Vineyard has been on site since 1969 making it one of the oldest vineyards in England to date. The village was first mentioned in a Saxon will of AD 998 but, like most parishes, no detailed information is available about it until 1086 when it appears in Domesday Book.

Lease: 125 years. Ground rent: Peppercorn. Service Charge: TBA EPC: C. Council Tax Band: B





ACCOMODATION

FIRST FLOOR

LANDING

Sealed unit double glazed velux window rear, smooth plaster ceiling, LED lighting, radiator, 2 built in eves storage/wardrobe cupboards, doors to:

CLOAKROOM/WC

Obscure sealed unit double glazed velux window rear, smooth plaster ceiling, LED lighting, extractor fan, heated chrome ladder towel rail, Karndeian style flooring, White suite comprising: low level WC, vanity wash hand basin with tiled splash back, shaver point

BEDROOM 1 11'1 x 9'9 + wardrobe recess (3.38m x 2.97m + wardrobe recess)

Sealed unit double glazed velux window rear, smooth plaster ceiling, LED lighting, radiator, TV point, telephone point.

BEDROOM 2 11'1 x 9'5 + wardrobe recess (3.38m x 2.87m + wardrobe recess)

2 Sealed unit double glazed velux window rear, smooth plaster ceiling, LED lighting, radiator, TV point.

GROUND FLOOR

Half sealed unit double glazed entrance door to:

KITCHEN 18 max x 6'7 (5.49m max x 2.01m)

Sealed unit double glazed window to rear, LED lighting, radiator, Karndeian style flooring, cupboard concealing LPG gas 'Combi' boiler serving heating and hot water. Fitted high gloss Grey kitchen units with contrasting worksurfaces comprising: single drainer stainless steel sink unit with mixer taps inset to work surface, cupboard and integrated dish washer under, adjacent work surface with inset 4 ring black glass hob, oven under, stainless steel extractor fan over, draw pack and cupboard under, integrated fridge freezer, 3 wall cupboards, integrated microwave, tiled splash backs to work surfaces. Open plan to:

LOUNGE DINER 17'2 < 9'5 x 18 (5.23m < 2.87m x 5.49m)

4 sealed unit double glazed windows to front, half sealed unit double glazed door leading out to the courtyard gardens, smooth plaster ceiling, LED lighting, Karndeian style flooring, radiator, utility cupboard with washing machine, TV point, telephone point, stairs rise to first floor, under stairs cupboard and cloaks cupboard.

SHOWER ROOM

Sealed unit double glazed window to rear,smooth Plaster Ceiling, LED lighting, extractor fan, chrome heated ladder towel rail, Karndeian style flooring, white suite comprising: low level WC, vanity wash hand basin, walk in shower with glazed shower screen and door, tiled visible walls, shaver point.

OUTSIDE

PARKING

Parking, visitors and disabled parking spaces

BIN & BICYCLE STORE

COURTYARD GARDENS

Privacy panel and seating area, lawns and shrubs.

AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

