

Beresfords

Est 1968



Beresfords

Guide Price £375,000-£400,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Ground Floor | Council Tax Band D | EPC C | Ref NBC261426

Rectory Road, Orsett, RM16 3JT

NO ONWARD CHAIN! An exceptional two bedroom ground floor apartment within the exclusive gated Bishops Court development in the heart of Orsett Village. Featuring en-suite, private patio terrace, allocated parking for two cars and beautifully maintained communal gardens.

- NO ONWARD CHAIN
- EXCLUSIVE BISHOPS COURT GATED DEVELOPMENT
- Character-Filled Exclusive Development
- SOUGHT-AFTER LOCATION - Set in the Heart of Orsett Village
- An Outstanding Lifestyle Opportunity
- Ground Floor Apartment
- Fitted Kitchen
- Lounge / Diner
- Two Double Bedrooms
- Three-Piece En-Suite To Bedroom One
- Three-Piece Family Bathroom
- Beautifully Presented Private Patio Terrace
- Private Parking for TWO Cars Beneath a Carport
- Immaculately Maintained Communal Gardens

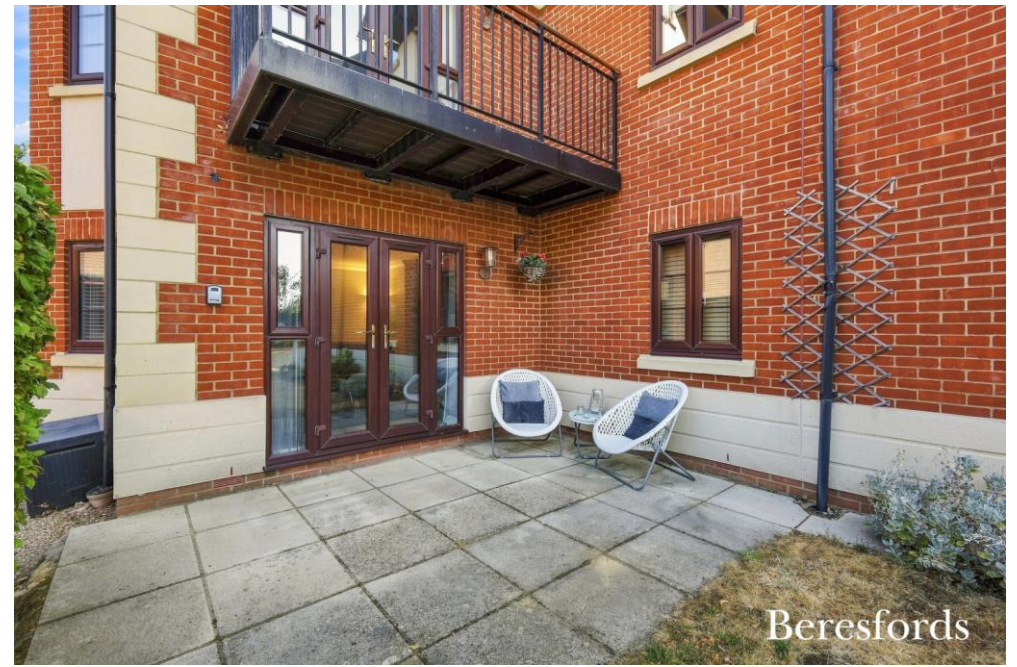


Scan the QR code for full details and key information on this property.





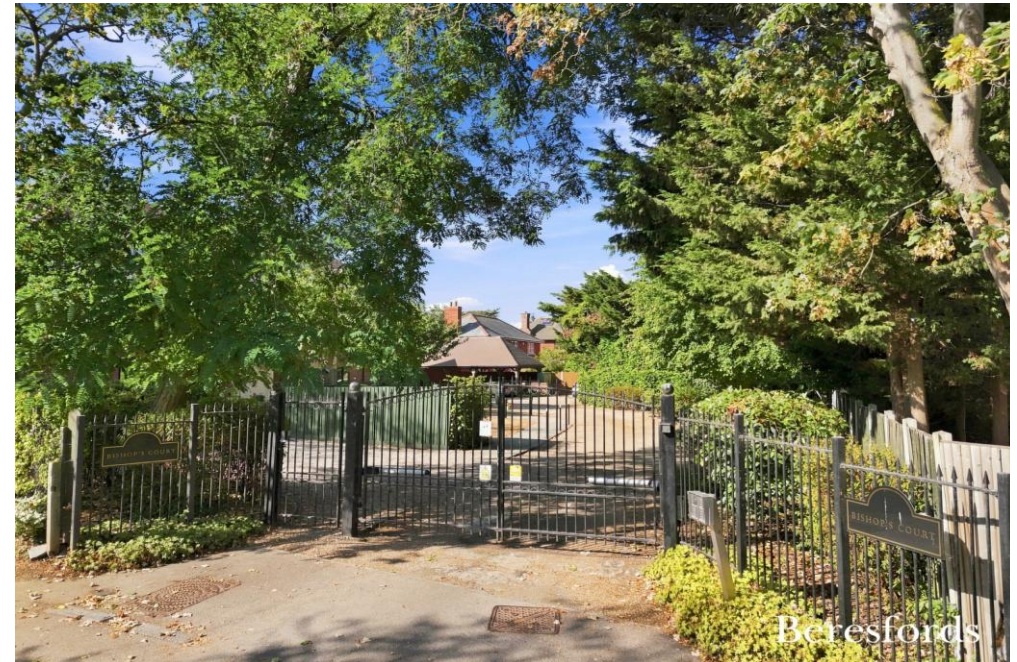
Beresfords



Beresfords



Beresfords



Beresfords

Beresfords - Upminster Sales

Beresfords Residential
16 Station Road
Upminster
Essex
RM14 2UB

T: 01708 222 200

E: upminstersalesdept@beresfords.co.uk

www.beresfords.co.uk

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		

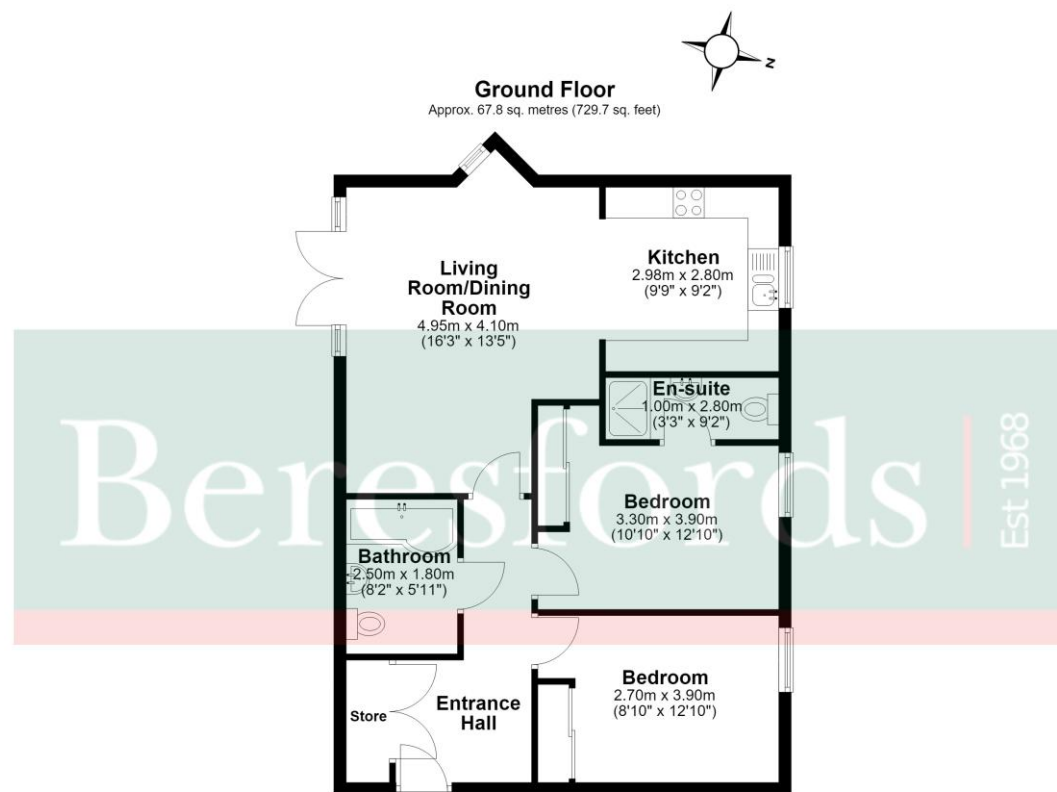
Service Charge (per annum): £2257.55

Lease Expires: July 2133

Ground Rent (per annum): £400

£50 for parking bays

£350 ground rent



Total area: approx. 67.8 sq. metres (729.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

Bishops Court

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property