



ASHLEY BENNETT  
ESTATE AGENTS



Asking Price Of £240,000

- ✓ WALKING DISTANCE TO CHAFFORD HUNDRED TRAIN STATION
- ✓ TWO DOUBLE BEDROOMS
- ✓ BALCONY
- ✓ GROUND FLOOR FLAT

**Sewell Close, Chafford Hundred, Grays, RM16 6BU**

\*\*\*FIRST TIME BUYERS\*\*\*RENTAL INCOME\*\*\*ROAD LINKS TO M25&A13\*\*\*Ashley Bennett's are pleased to announce this two bedroom flat within walking distances to Chafford Hundred train station. This property offers two great size double bedrooms with one Ensuite. Balcony, long hallway, good size NEWLY FITTED bathroom and great living space. Are you also a landlord looking to rent out a property, then this property is a must view. So to book your viewing, call the office on 01375 502281.



## Property Description

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### HALL

18' 8" x 4' 4" (5.69m x 1.32m)

### LOUNGE

15' 03" x 11' 10" (4.65m x 3.61m)

### KITCHEN

9' 10" x 6' 10" (3m x 2.08m)

### BATHROOM

6' 8" x 6' 0" (2.03m x 1.83m)

### BEDROOM ONE

11' 02" x 11' 05" (3.4m x 3.48m)

### EN-SUITE

6' 11" x 5' 07" (2.11m x 1.7m)

### BEDROOM TWO

12' 0" x 11' 03" (3.66m x 3.43m)

### AGENT NOTES

Agents Note - Draft Details - Awaiting Vendors Approval

### General Information

Council tax Band: D Approx £1,453 Per Annum

### IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to



prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

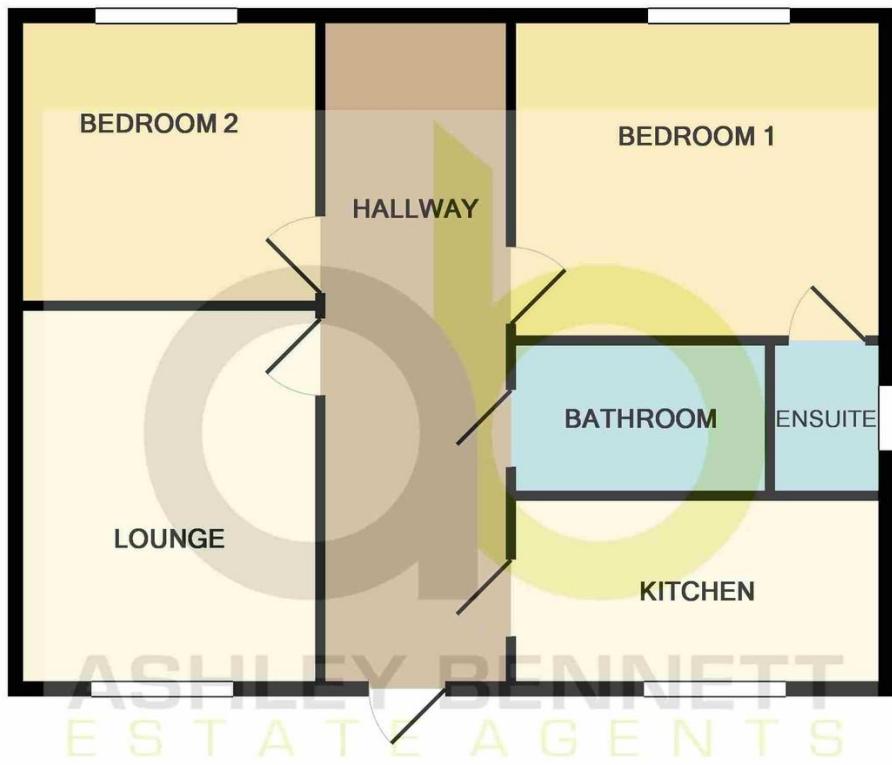
**LOCAL AUTHORITY**  
Thurrock Council

**POSTCODE FOR SATNAV**  
RM16 6BU  
**POSSESSION**  
Vacant possession upon completion

**VIEWING**  
Viewing strictly by appointment through the Agent.

**MORTGAGE INFORMATION**  
Ashley Bennett Estate Agents offers an independent in house mortgage broker, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, this may well save you money and may even speed up the whole transaction.

**DISCLAIMER**  
Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact our Independent Financial Adviser on 01375 502281 who is Authorised & Regulated by the Financial Conduct



TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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#### SURVEYS

Ashley Bennett Estate Agents can recommend a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. They can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this property or on any other property you might be considering, please contact us on 01268 502281.

#### RESIDENTIAL LETTINGS & MANAGEMENT

If you already have or are considering purchasing a property to let please contact our office for specialist advice or email [info@ashley-bennett.co.uk](mailto:info@ashley-bennett.co.uk)