



GRIFFIN
THE PROPERTY PEOPLE



£219,995* fees apply

Windermere Avenue, Purfleet, RM19 1RD

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*** THIS FLAT IS READY TO MOVE... ARE YOU!? ***

Griffin are delighted to offer for sale this extremely well presented two double bedroom, first floor flat situated within close proximity to Purfleet Mainline Station with easy access to London Fenchurch Street via C2C railway services.

This ideal first time buy property offers many features such as; two double bedrooms, modern En-suite shower room to main bedroom and family bathroom, bright & airy living room accommodation open plan with kitchen area.

Other benefits include wooden flooring throughout to hallway, kitchen & lounge, UPVC double glazed windows, electric heating, security entry system, communal parking for one car.

Room Measurements

Lounge/Kitchen: 5'47m x 5'81m (longest point)

Bedroom One: 3'68m x 3'50m

Bedroom Two: 3'70m x 2'76m

Bathroom: 1'55m x 2'64m

En-Suite: 1'54m x 1'62m

Lease, Ground Rent, Service Charge

Lease: 139 Years Remaining (Vendor Advised)

Ground Rent: £204 Per Year (Vendor Advised)

Service Charge: £1956 Per Year (Vendor Advised)

Agency information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5. Referral Fees - Please note a referral fee of up to £240.00 including VAT per transaction could be received from any referred solicitor upon completion.

5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD (Our Official Removal Partner).

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5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check

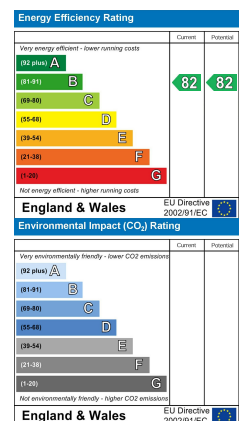
the working condition of any appliances.

6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Buyers reservation fee information

Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered.

A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under certain conditions and at an agreed price. The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.



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