



**This one bedrooomed ground floor flat is situated in a popular location within easy reach of A13/M25 road links and Purfleet station. Features include a spacious lounge/diner, fitted kitchen, double bedroom, bathroom, well tended communal gardens, allocated parking plus NO ONWARD CHAIN.**



- Electric Heating
- Lounge/Diner 17'6<20' x 10'1
- Fitted Kitchen 7'11 x 7'
- Bedroom 11' x 8'4
- Bathroom
- Well Tended Communal Gardens
- Allocated Parking Space
- Approx 94 Years Remaining On Lease
- NO ONWARD CHAIN

## ENTRANCE HALL

Textured ceiling, entry phone, built-in airing cupboard, built-in storage cupboard, storage heater, power point, fitted carpet.

## LOUNGE/DINER

17'6<20' x 10'1 (5.18m<sup>1.83m</sup><6.10m' x 3.05m'0.30m)

Square bay window to rear overlooking the communal garden, window to side, textured ceiling, storage heater, power points, fitted carpet.

## KITCHEN

7'11 x 7' (2.41m x 2.13m)

Window to rear overlooking the communal garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge/freezer and washing machine, partly tiled walls, power points, vinyl flooring.

## BEDROOM

11' x 8'4 (3.35m x 2.54m)

Window to rear, textured ceiling, range of fitted wardrobes, wall mounted electric heater, power points, fitted carpet.

## BATHROOM

Textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, wall mounted electric heater, vinyl flooring.

## EXTERIOR

Well tended communal gardens, allocated parking space.

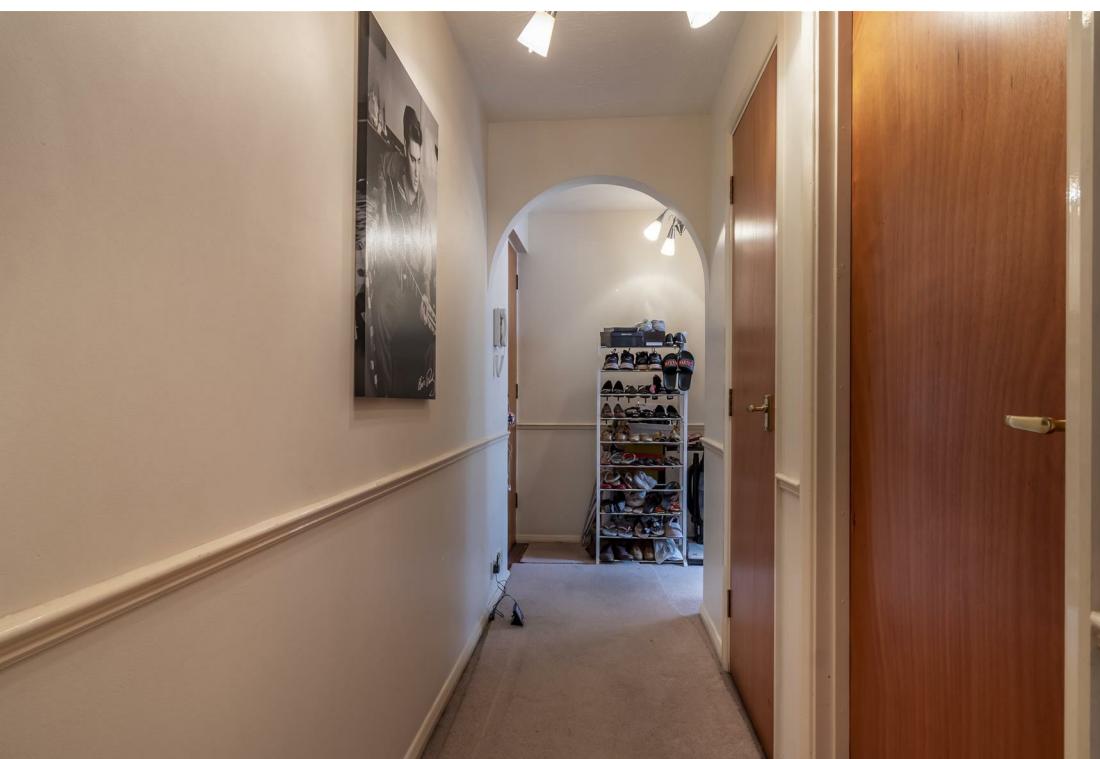
## LEASE DETAILS AND SERVICE CHARGES

Approximately 94 years remaining on lease

Ground rent/service charges: £92 per month









Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.

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No appliances or main services have been checked.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A+ to A)	A	(A+ to A)	80
(B1 to B)	B	(B1 to B)	68
(B2 to B)	C	(B2 to B)	
(C3 to C)	D	(C3 to C)	
(D4 to D)	E	(D4 to D)	
(E5 to E)	F	(E5 to E)	
(F6 to F)	G	(F6 to F)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(G)		(G)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	