



Kempsters
ESTATE AGENTS

37 Caspian Way
Purfleet RM19 1LA

2 1 1

Asking price
£220,000

This spacious and well presented two bedroomed ground floor flat is situated within easy walking distance of Purfleet station.

Features include a large lounge/diner, fitted kitchen, stylish bathroom, allocated and visitor parking plus no onward chain.

- Lounge 10'10 x 11'3
- Fitted kitchen 9'2 x 8'1
- Bedroom one 11'4 x 10'10
- Bedroom two 11'4 x 8'8 (into wardrobes)
- Stylish bathroom
- Allocated and visitor parking
- No onward chain



ENTRANCE HALL

Coved and smooth plastered ceiling, built-in storage cupboard housing space for tumble dryer, built-in airing cupboard, wall mounted electric heater, wood flooring.

LOUNGE/DINER

19'10 x 11'3 (6.05m x 3.43m)

Two double glazed windows to front, coved and smooth plastered ceiling, wall mounted electric heater, power points, wood flooring.

FITTED KITCHEN

9'2 x 8'1 (2.79m x 2.46m)

Smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space and plumbing for washing machine, space for fridge/freezer, partly tiled walls, power points, wood flooring.

BEDROOM ONE

11'4 x 10'10 (3.45m x 3.30m)

Double glazed window to rear, smooth plastered ceiling, wall mounted electric heater, power points, wood flooring.

BEDROOM TWO

11'4 x 8'8 (into wardrobes) (3.45m x 2.64m (into wardrobes))

Double glazed window to rear, smooth plastered ceiling, range of fitted wardrobes to one wall, wall mounted electric heater, power points, wood flooring.

BATHROOM

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, shower screen, wash hand basin and low flush wc, full tiling to bath area, heated towel rail, tiled floor.

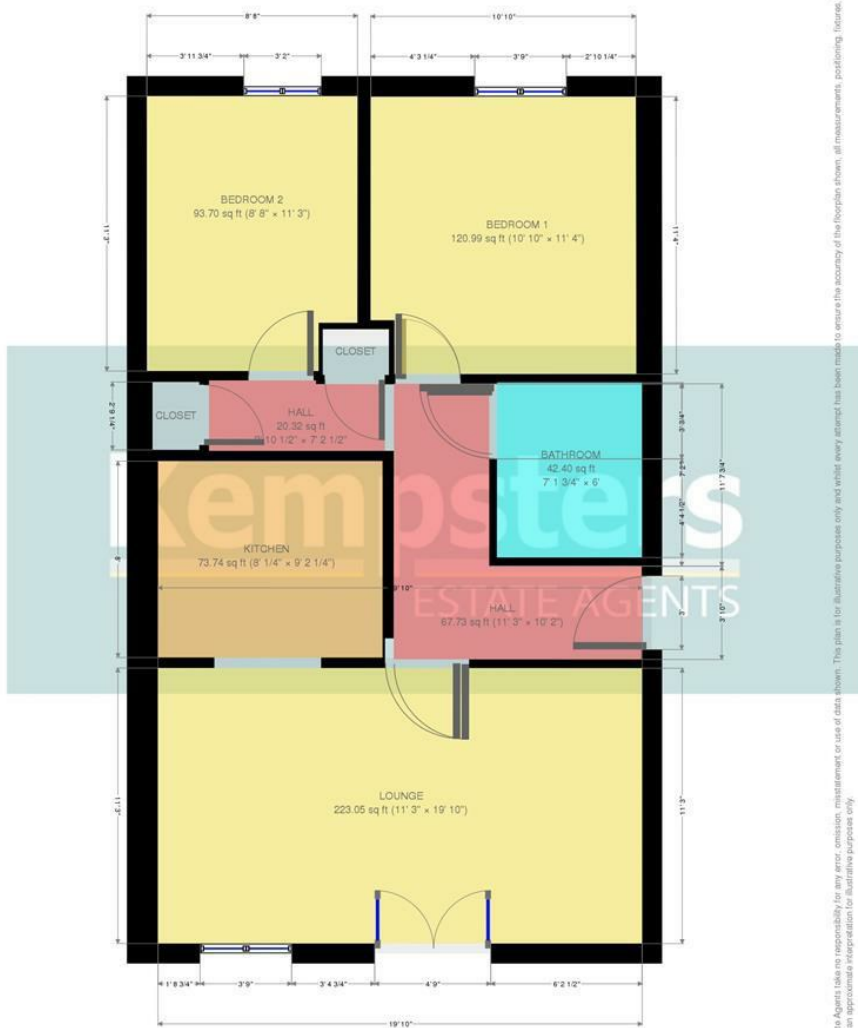
EXTERIOR

Allocated and visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 114 years remaining on lease. Ground rent: 165 per annum. Service charges: Approx 700 per annum.





Kempsters Estate Agents takes 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.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

