



Kempsters
ESTATE AGENTS

Bonchurch Court Oakhill Road
Purfleet RM19 1TN

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Asking price
£143,000

LONG LEASE!! A well presented ground floor studio flat with separate bedroom situated within easy walking distance of Purfleet station and offered with no onward chain. Features include a fitted kitchen, bright lounge, stylish bathroom, communal gardens, ample parking plus a 189 year lease and no ground rent to pay.



- Approx 189 year lease
- Double glazing
- Lounge 11'11 x 10'5
- Kitchen 6'11 x 6'10
- Bedroom area 9'2 x 6'10
- Stylish bathroom
- Communal gardens
- Ample parking
- No onward chain

ENTRANCE HALL

3'11 x 2'11 (1.19m x 0.89m)

Smooth plastered ceiling, entry phone, built-in airing cupboard, tiled floor.

LOUNGE

11'11 x 10'5 (3.63m x 3.18m)

Double glazed window to front, smooth plastered ceiling, wall mounted electric fire, power points, tiled floor. Archway to:

KITCHEN

6'11 x 6'10 (2.11m x 2.08m)

Double glazed window to front, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, space for fridge/freezer, space and plumbing for washing machine, power points, tiled floor.

BEDROOM

9'2 x 6'10 (2.79m x 2.08m)

Opaque double glazed window to side, smooth plastered ceiling, built-in double wardrobe, fitted bridging cupboards, power points, tiled floor.

BATHROOM

6'6 x 5'7 (1.98m x 1.70m)

Smooth plastered ceiling, extractor fan, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin and low flush wc, electric radiator, tiled floor.

EXTERIOR

Communal gardens, ample parking.

LEASE & SERVICE CHARGES

Approximately 189 years remaining on lease

Service charges approx £80 per month

No ground rent due to extended lease









Kempsters Estate Agents Ltd 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 representation for illustrative purposes only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
62 A			57 A		
55-61 B			49-54 B		
49-54 C			41-48 C		
43-48 D			33-40 D		
37-42 E			25-32 E		
31-36 F			17-24 F		
25-30 G			11-16 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	