



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

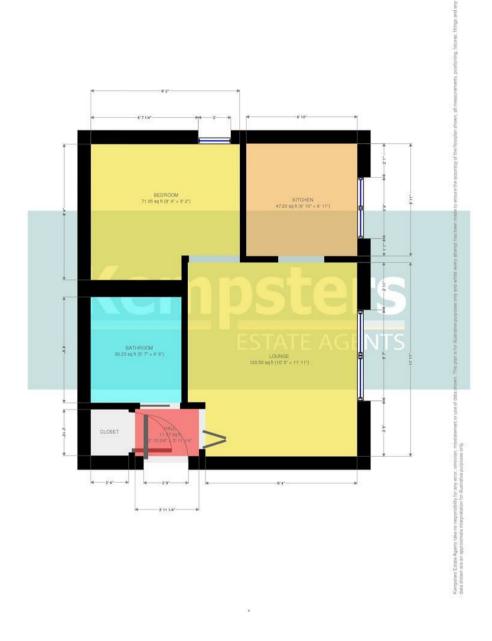












Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy.

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No appliances or main services have been checked.

