



**Kempsters**  
ESTATE AGENTS

Marine Court Centurion Way  
Purfleet RM19 1ZX

1 1 1

Asking price  
**£150,000**



**This very well presented one bedroomed ground floor flat is situated within easy walking distance of Purfleet station and is offered with no onward chain. Features include a spacious lounge/diner, kitchen, stylish bathroom, bedroom plus own rear garden.**



- Lounge/diner 18'2 x 12'4
- Kitchen 7'7 x 6'6
- Bedroom 11'2 x 8'7
- Bathroom
- Small rear garden
- No onward chain



### ENTRANCE HALL

Smooth plastered ceiling, storage heater, power point, laminate floor.

### BEDROOM

11'2 x 8'7 (3.40m x 2.62m)

Double glazed window to front, textured ceiling, power points, fitted carpet.

### BATHROOM

Textured ceiling, built-in airing cupboard, large built-in storage cupboard, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush wc, tiled walls, extractor fan, heated towel rail, tiled floor.

### LOUNGE/DINER

18'2 x 12'4 (5.54m x 3.76m)

Double glazed window and half opaque double glazed door lead to rear garden, smooth plastered ceiling, power point, laminate floor. Open plan to:

### KITCHEN

7'7 x 6'6 (2.31m x 1.98m)

Textured 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 and washing machine, power points, vinyl floor tiles.

### REAR GARDEN

Laid with decorative stone, fence surround.

### FRONT GARDEN

Laid with concrete, wrought iron fence surround.



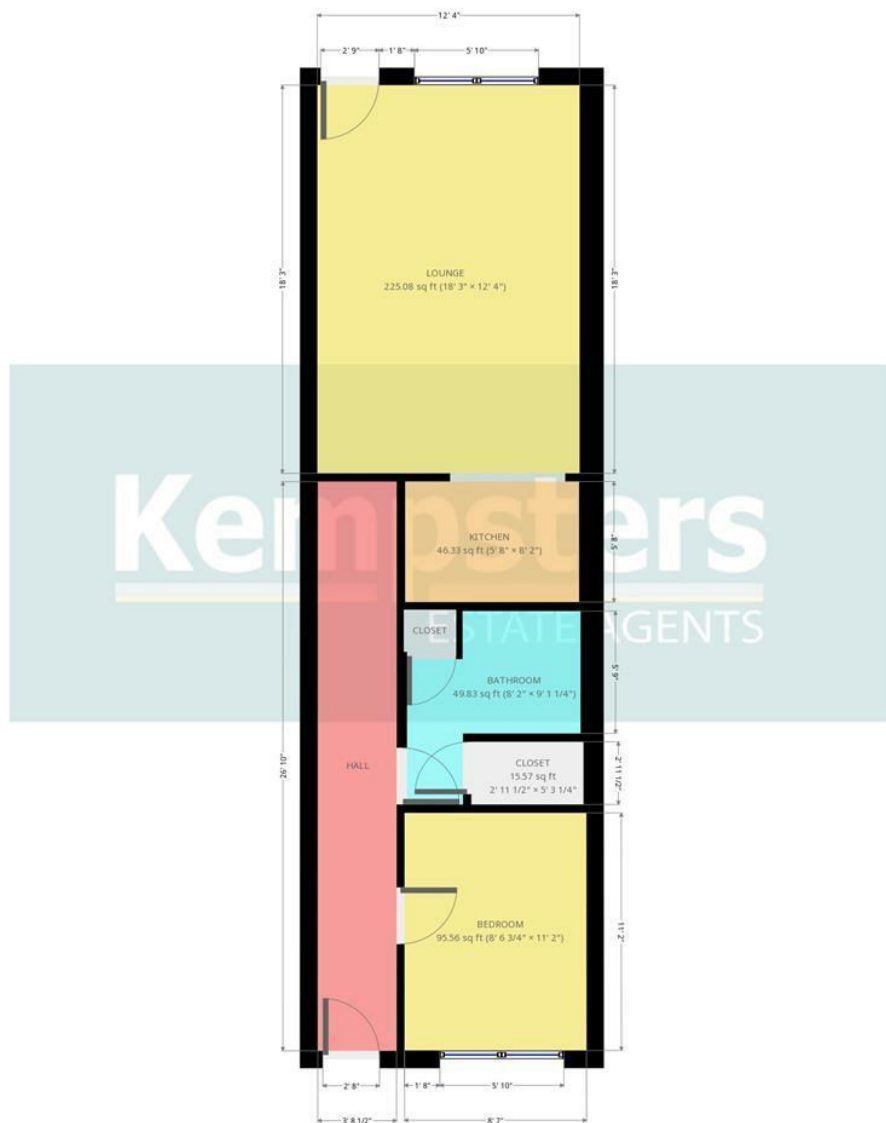












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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
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<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC			<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> England & Wales EU Directive 2002/91/EC		