



**Kempsters**  
ESTATE AGENTS

Flat 23 Shorwell Court, Oakhill Road  
Purfleet RM19 1TZ

 1  1  1

Asking price  
**£145,000**



**This one bedroom first floor flat is situated within easy walking distance of Purfleet station and is offered with no onward chain. Features include double glazing, bright lounge, double bedroom and ample parking. 360 VIRTUAL TOUR AVAILABLE.**



- Double glazing
- Lounge 14'1 x 10'2>9'3
- Kitchen 10' x 6'9>5'1
- Bedroom 12'6 x 10'6
- Bathroom
- Communal gardens
- Ample parking
- No onward chain

### ENTRANCE HALL

Textured ceiling, entry phone, power point, laminate floor.

### LOUNGE

14'1 x 10'2<9'3 (4.29m x 3.10m<2.82m)

Double glazed square bay window to rear, coved and textured ceiling, wall mounted electric heater, power points, laminate floor.

### KITCHEN

10' x 6'9 reducing to 5'1 (3.05m x 2.06m reducing to 1.55m)

double glazed window to rear, textured ceiling, built-in airing cupboard, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and extractor, space for fridge/freezer and washing machine, extractor fan, partly tiled walls, power points, tiled floor.

### BEDROOM

12'6 x 10'6 (3.81m x 3.20m)

Two double glazed windows to front, coved and textured ceiling, wall mounted electric heater, power points, carpet.

### BATHROOM

Textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, tiled walls, tiled floor.

### EXTERIOR

Communal gardens, ample parking.

### LEASE DETAILS AND SERVICE CHARGES

Approximately 74 years remaining on lease

Ground Rent: £90 per annum

Service Charges: £112 per month (includes water rates)

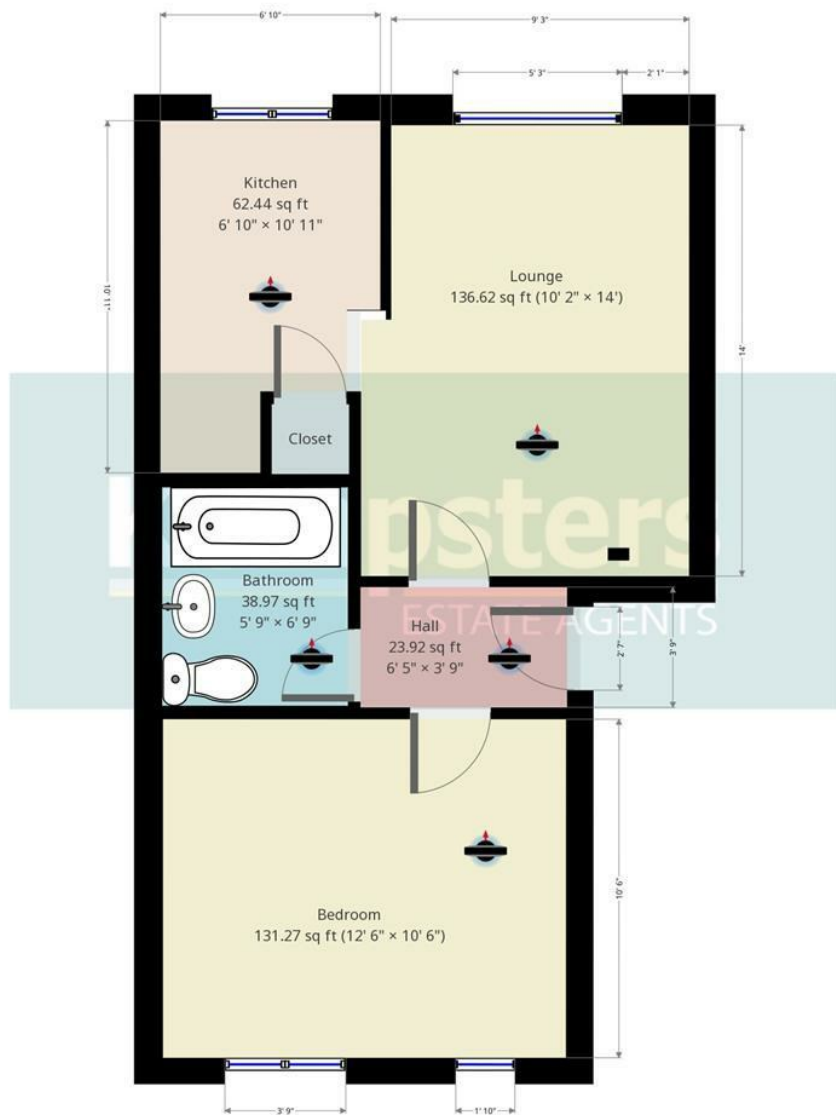












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This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate ...

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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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 <b>A</b>		82	92-100 <b>A</b>		70
81-91 <b>B</b>			81-91 <b>B</b>	71	
69-80 <b>C</b>	69		69-80 <b>C</b>		
55-68 <b>D</b>			55-68 <b>D</b>		
39-54 <b>E</b>			39-54 <b>E</b>		
21-38 <b>F</b>			21-38 <b>F</b>		
1-20 <b>G</b>			1-20 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		