

**To arrange a viewing contact us  
today on 01268 777400**



## **Windermere Avenue, Purfleet-On-Thames Offers invited £100,000**

Aspire Estate Agents are proud to bring to market this one-bedroom ground floor flat located in the heart of Purfleet. Situated on Windermere Avenue, this property offers easy access to key roads such as the A13 and M25.

This perfect starter home welcomes you with an inviting entrance hall leading to all other rooms. The centrepiece of this fantastic property is the spacious living room, which is open plan to the modern kitchen units, providing plenty of surface and cupboard space for any keen chefs. The bedroom comfortably fits a king-size bed and accompanying furniture. The modern bathroom includes a storage cupboard. An allocated parking space completes this marvellous home.

These flats are incredibly popular, so call us today to arrange your viewing!

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **Entrance Hallway**

## **Living Room**

21'8 x 14;3 (6.60m x 4.27m;0.91m )

## **Master Bedroom**

13'2 x 9'2 (4.01m x 2.79m )

## **Bathroom**

## **Rear Garden/ Rear Parking**

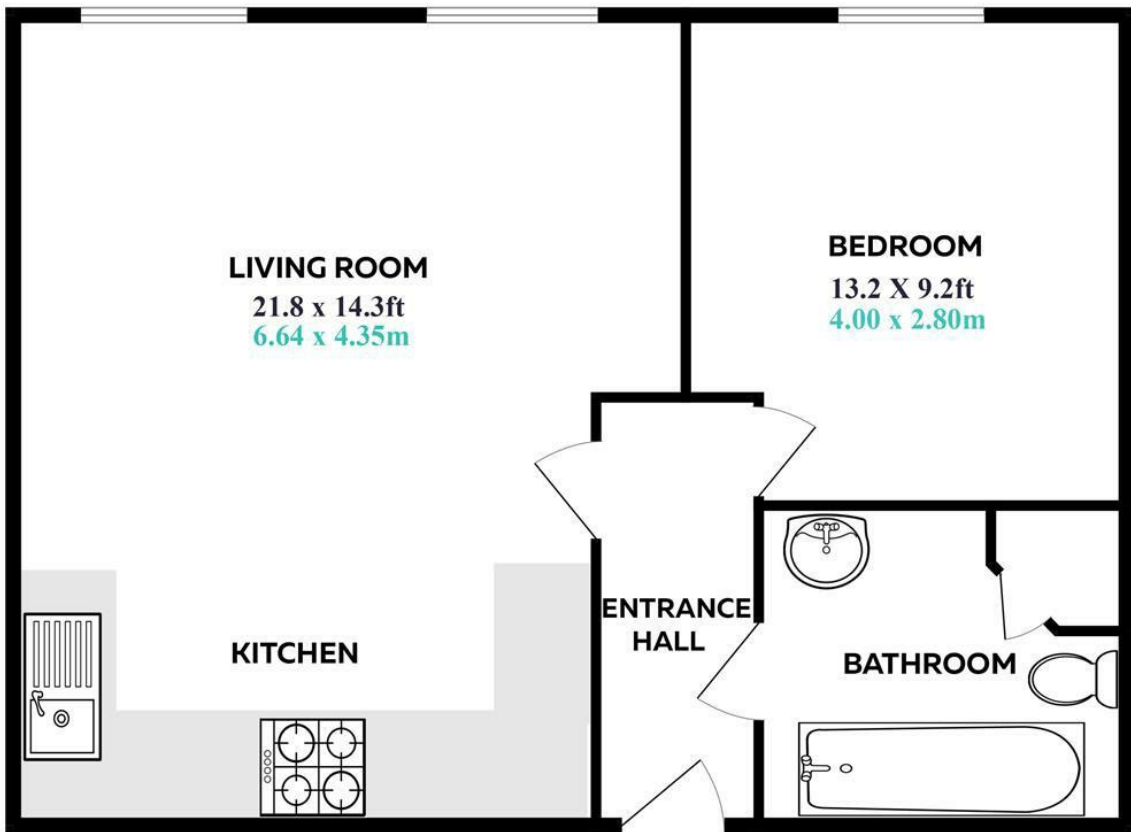
Leasehold

135 years remaining

Ground Rent: £175 per annum

Service Charge: £200 per month

Council Tax Band: B

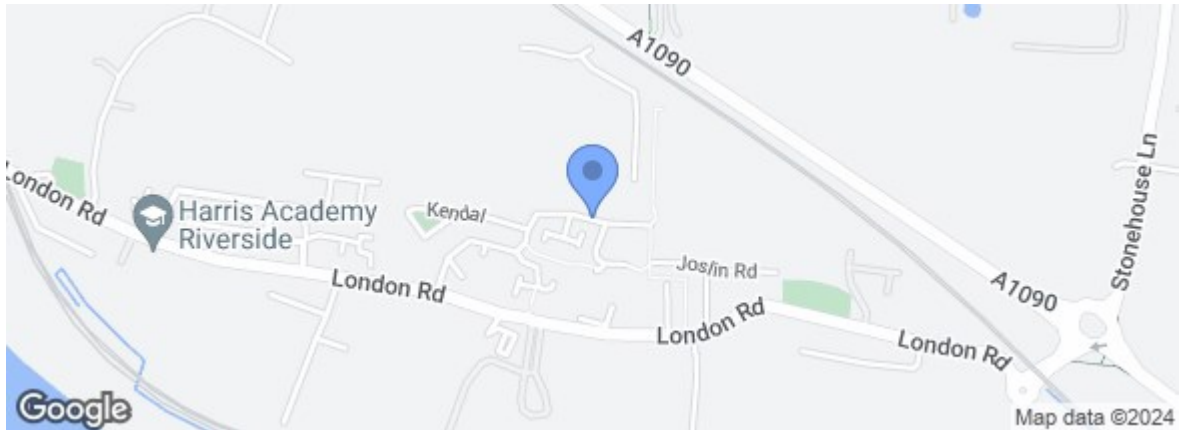


**ASPIRE**  
ESTATE AGENTS

**Windemere Avenue**  
**Purfleet-On-Thames**

x1 x1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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