



GRIFFIN
THE PROPERTY PEOPLE



£215,000* fees apply

Coniston Avenue, Purfleet, RM19 1PG

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*** NO ONWARD CHAIN *** TOP FLOOR **** EN-SUITE TO MASTER ****

Griffin are delighted to offer for sale this UPPER FLOOR flat situated on this popular development in and is within close proximity to Purfleet Mainline Station which is on the C2C line from Southend to London Fenchurch Street.

The flat benefits from having TWO DOUBLE bedrooms, en-suite to master bedroom, ALLOCATED PARKING, good lease, double glazing and is also offered with NO ONWARD chain.

Only by viewing can the size of the flat be full appreciated and we would advise buyers to view at their earliest convenience to avoid disappointment.....

- Communal Hallway
- Inner Hall
- Lounge
15'9 x 14'8 (4.80m x 4.47m)
- Kitchen
12'1 x 5'1 (3.68m x 1.55m)
- Bedroom One
12'2 x 11'2 (3.71m x 3.40m)
- En-Suite
- Bedroom Two
12'2 8'7 (3.71m 2.62m)
- Bathroom
8'5 x 8'1 (2.57m x 2.46m)
- Allocated Parking
- Communal Gardens

Lease Details
Lease Remaining: 110
Service Charge: £1484.42 (Vendor Advised)
Ground Rent: £200 Per Year (Vendor Advised)

Agency information
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer

or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5. Referral Fees - Please note a referral fee of up to £400.00 including VAT per transaction could be received from any referred solicitor upon completion.
5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD (Our Offical Removal Partner).

Continued...
5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Buyers reservation fee information
Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered.
A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under certain conditions and at an agreed price. The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.

Agents Note
Photos are of the property prior to the current tenant taking occupation.

