



# GRIFFIN

THE PROPERTY PEOPLE



## Ulverston , Purfleet, RM19 1SW

Guide price £200,000

\*\*\*\* GUIDE PRICE £200,000 - £220,000 \*\*\*\* ACCESS TO TRAIN STATION \*\*\*\*  
VIEWING ADVISED \*\*\*\*

We are delighted to offer for sale this TWO BEDROOM top floor flat situated on this popular development of Purfleet, and being ideally placed for access to Purfleet Train station which is on the Southend to London Fenchurch Street C2C line, with Purfleet being on the Oyster Card.

The property itself benefits from having double bedrooms, allocated parking, and an open plan lounge/kitchen. Only by viewing can the size of this property be fully appreciated and we would therefore recommend viewing as soon as possible so not to miss out.

Call the sales team today....

### Viewing

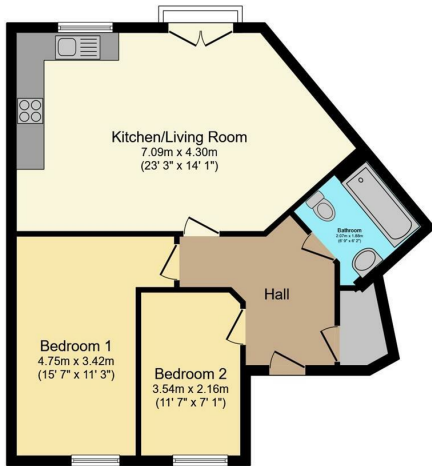
Please contact our Grays Sales Office on 01375 397872 if you wish to arrange a viewing appointment for this property or require further information.

- Double Bedrooms
- Top Floor
- Allocated Parking
- Open Plan Living
- Viewing Advised
- Access to Train Station
- Popular Location
- EPC: B84





# Floor Plan



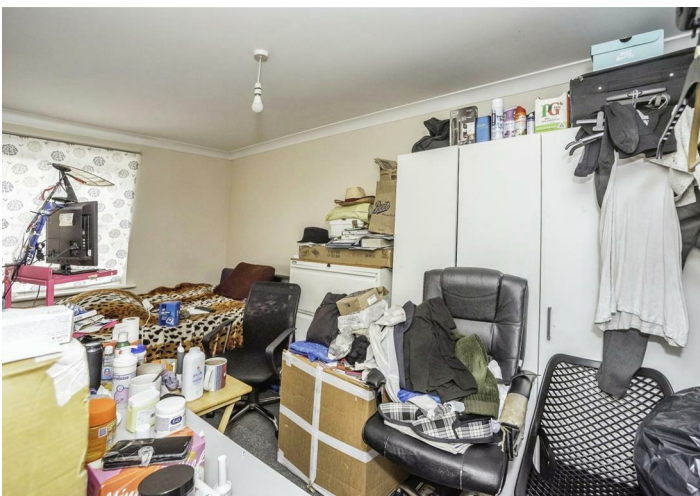
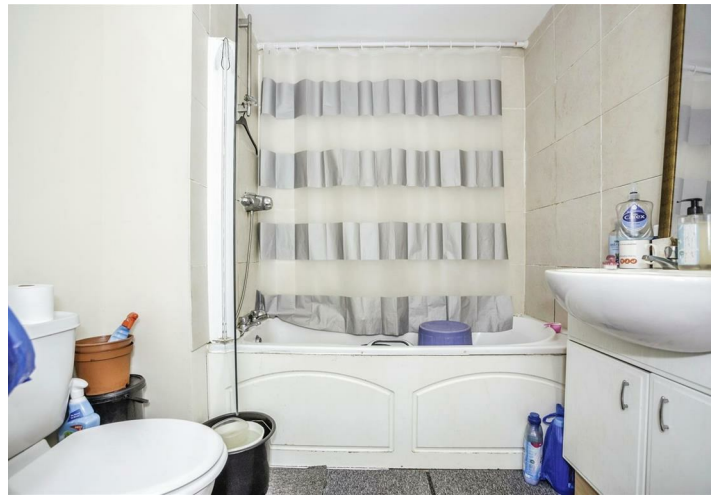
# Area Map



# Energy Efficiency Graph

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 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Total floor area 62.8 m<sup>2</sup> (676 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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