



# GRIFFIN

THE PROPERTY PEOPLE



**Brimfield Road**  
, Purfleet, RM19 1RQ

**Guide price £180,000**

\*\*\*\* GUIDE PRICE £180,000-£200,000\*\*\*\* FIRST FLOOR \*\*\*\* 98 YEARS ON THE LEASE  
\*\*\*\* STUNNING BOULES GROUND VIEW \*\*\*\*

Griffin are proud to present to you this brilliant, well maintained first floor two bedroom apartment in the popular Watts Wood development in the Purfleet area which is ideally situated for access to the A13, M25 junction 30/31, local train stations, schools, and Lakeside Shopping Centre.

The property encompasses an entrance hallway, two bedrooms, a lovely family bathroom and a reception with a great view which pans into the kitchen. Another bonus is that there is allocated parking and space for visitors' parking,

This apartment is perfect for a broad range such as first time buyer looking to get on the property ladder, or an investor searching for a great return on investment.

Call the sales team today...

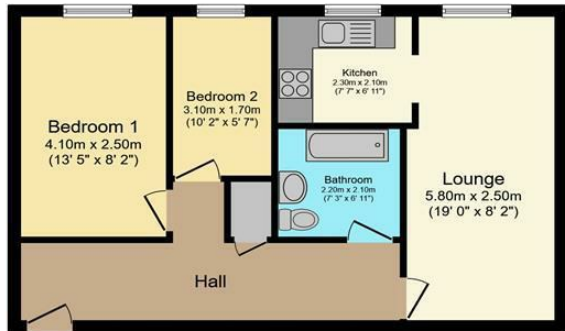
## Viewing

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

- Good Lease
- Two Bedrooms
- Watts Wood Development
- Parking
- First Floor
- Access To M25
- Viewing Advised
- EPC: C79



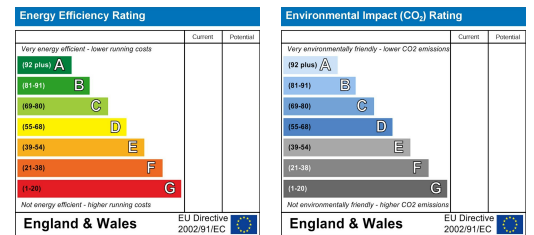
## Floor Plan



## Area Map



## Energy Efficiency Graph



Total floor area 52.4 m<sup>2</sup> (564 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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