



Caspian Close, Purfleet, RM19 1LG

- First Floor Flat
- Two Double Bedrooms
- Allocated Parking Space
 - 105 Year Lease
 - Electric Heating
- 11 Min Walk to Purfleet Station (source: google maps)
- Stone's Throw from RSPB Rainham Marshes & River Thames Walks
- Easy Access to A13 for M25 & Lakeside Shopping Centre

£230,000 - Leasehold - Council Tax: C

Caspian Close

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Entrance Hall

Smooth ceiling, coving, electric heater, security entry phone system, cupboard housing hot water tank, storage cupboard, carpet.

Reception Room

15' x 13'2 (4.57m x 4.01m)

Double glazed double doors to Juliet balcony, two double glazed windows. Smooth ceiling, coving, electric heater, carpet.

Kitchen

8'6 x 8'2 (2.59m x 2.49m)

Double glazed window. Range of base and eye level wall cabinets with worktops, integrated electric hob with integrated oven beneath and overhead extractor hood, single drainer 1.5 bowl stainless steel sink, smooth ceiling, part tiled walls, laminate flooring.

Bedroom One

12'6 x 9'5 max sizes (3.81m x 2.87m max sizes)

Double glazed window. Smooth ceiling, electric heater, carpet.

Bedroom Two

11'3 x 8'6 (3.43m x 2.59m)

Double glazed window. Smooth ceiling, electric heater, carpet.

Bathroom

7'9 x 5'5 (2.36m x 1.65m)

Double glazed window. Suite comprising of panelled bath with separate overhead waterfall showerhead and glass screen, wash basin with gloss white drawers beneath, low level wc, smooth ceiling, extractor, tiled walls, heated towel rail, tiled floor.

Parking

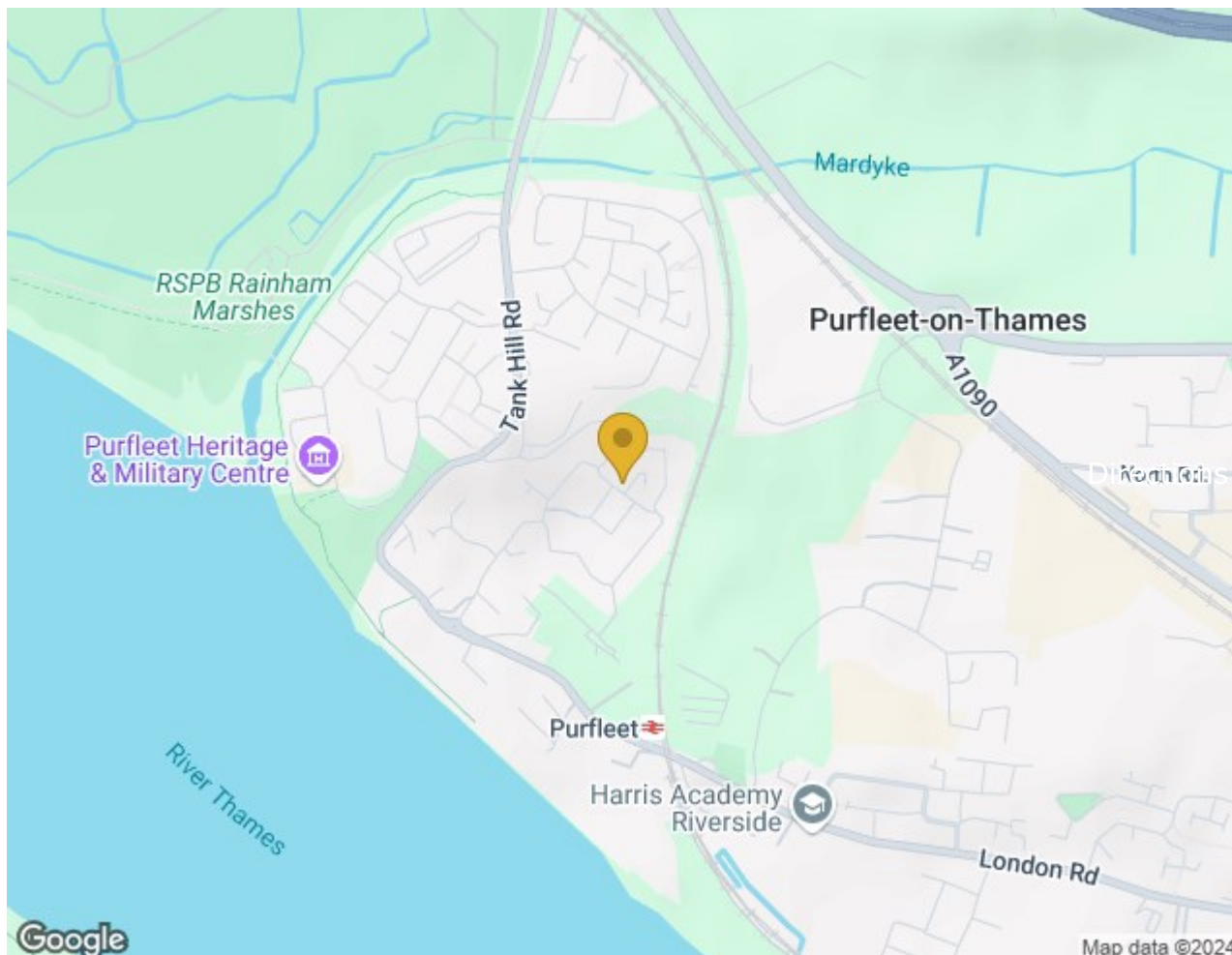
Allocated car parking space in the residents car park.

Outside

Communal bin and recycling store, communal garden and opposite the block of flats is a children's play park.

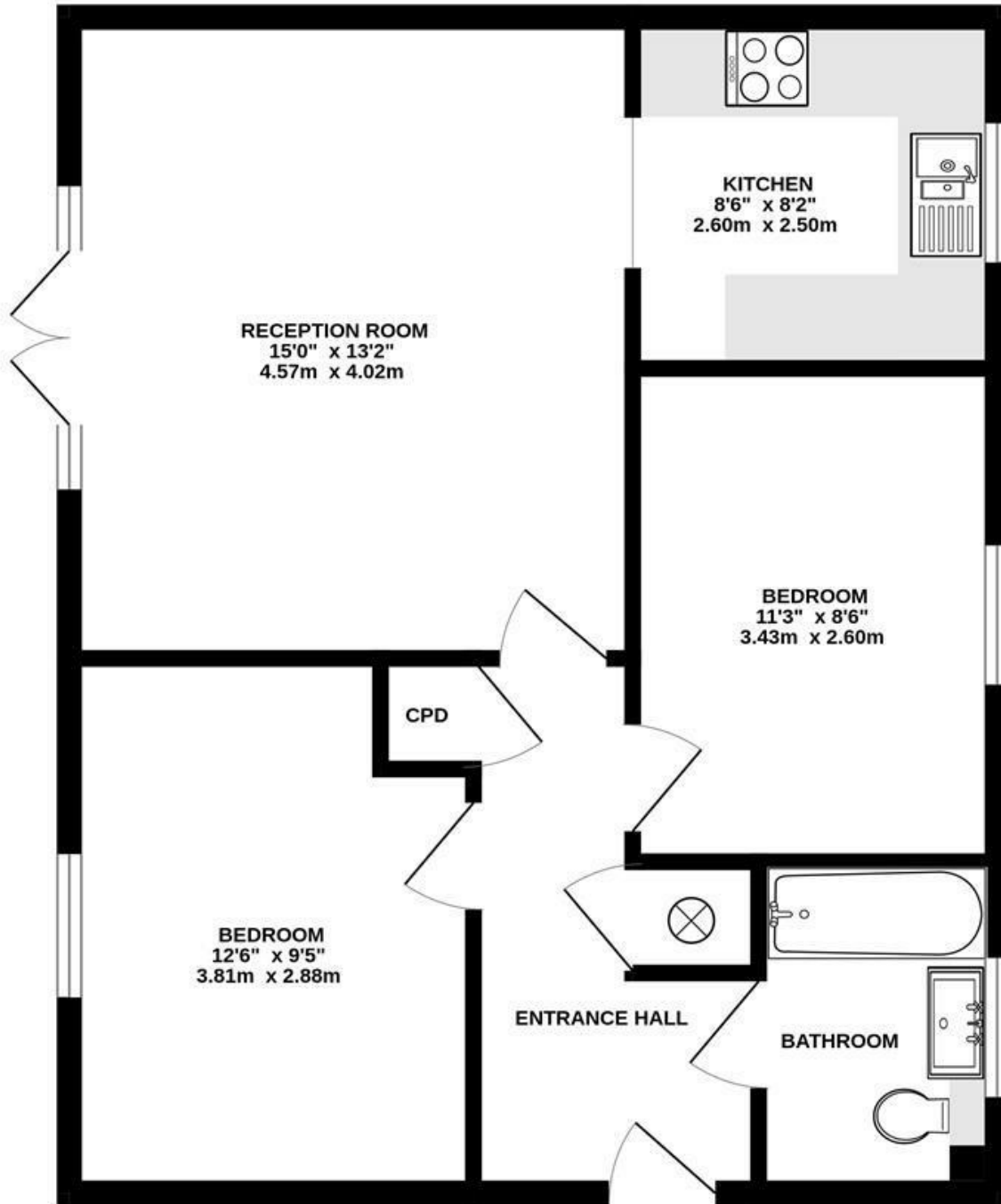
Material Information

- Lease: 125 years from September 2004
- Current annual ground rent: £230
- Ground rent review period: Every 5 years - due 2027.
- Review increase: £125 plus the Index figure of Retail Prices Index
- Current annual service charge: £1,271





FIRST FLOOR FLAT
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: C
Tenure: Leasehold

