



Coniston Avenue, Purfleet

Offers Over £200,000



- No onward chain
- A well presented and excellent size two bedroom ground floor apartment
- Long lease in excess of 100 years
- Lovely size open plan lounge/kitchen/diner
- Two good size bedrooms
- Family bathroom
- Parking facilities
- Close proximity to Purfleet train station



Colubrid Estate Agents are pleased to welcome to the market this two bedroom ground floor apartment located within close proximity of Purfleet train station being sold with no onward chain.

Accommodation boasts an entrance hallway with secure intercom entry system, lovely size open plan lounge/kitchen/diner, two good size bedrooms and a family bathroom. The property also benefits from parking facilities and a long lease in excess of 100 years.

Enter the property via secure intercom entry,

Spacious entrance hall gives access to all rooms. Storage cupboard.

Bedroom one 10'10 x 10'1 double glazed window.

Bedroom two 10'8 x 6'8 double glazed window.

Bathroom comprises white panel bath fitted with shower/mixer tap. Vanity wash hand basin and low level wc. Tiling to walls. Storage cupboard.

Open plan lounge/kitchen 21'3 x 14'2 max. Colour washed wooden style flooring.

Kitchen offers an array of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Electric hob, electric oven and extractor hood to remain. Space for other appliances. Double glazed windows. Smooth ceiling with plenty of spotlighting.

Further Details:

Length of Lease: Approximately 106 years

Council Tax Band: C

Ground Rent: tbc

Service Charge: tbc

Local Authority: Thurrock

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

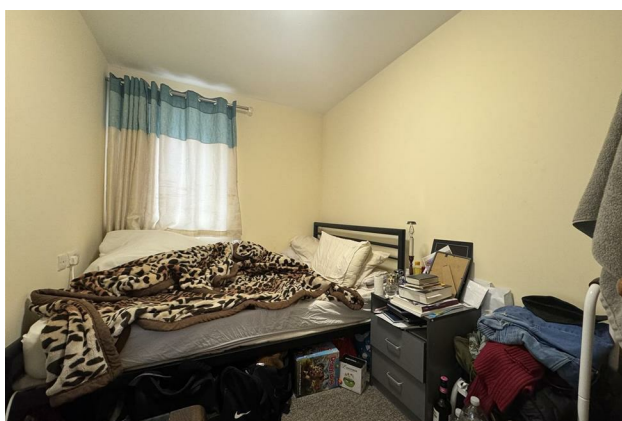
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view



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Local Life

Purfleet-on-Thames is a town in the Thurrock. It is bordered by the A13 road to the north and the River Thames to the south and is within the eastern most part of the M25 motorway but just outside the Greater London boundary. Purfleet's balance of urban and rural living coupled with its great amenities make it a desirable location. Located close to Lakeside Shopping Centre



Floor Plan

