



Griffiths Road, Purfleet

Offers Over £260,000



- A beautifully presented and fantastic size two bedroom apartment
- Lovely size lounge/diner
- Own balcony overlooking greensward
- Modern kitchen
- Modern bathroom
- En-suite shower room to master bedroom
- Ideally located just 0.5 miles from Purfleet train station
- Good location for M25/A13 road links
- Carport parking
- Good length lease of approximately 112 years remaining



Colubrid Estate Agents are thrilled to welcome to the market this fantastic size and beautifully presented two bedroom first floor apartment constructed in 2011 by one of the UK's leading house builders with a long lease remaining of approximately 113 years. This property is ideally located just 0.5 miles from Purfleet train station and within easy reach of M25 and A13 road links. Accommodation boasts an entrance hallway with secure intercom entry system, lovely size lounge/diner with its own balcony overlooking greensward, a modern kitchen, modern bathroom, good size master bedroom with an en-suite shower room and good size second bedroom. Externally the property has allocated carport parking.

Enter the building via secure intercom entry. Storage cupboards.

L-shaped lounge 17'4 max x 15'9 gives access to balcony via French double glazed doors. Colour washed wooden style flooring.

Balcony 8'2 x 3'3

Open plan kitchen 8'7 x 6'9 offers wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob, oven, stainless steel extractor hood. Space for other appliances.

Bedroom one 12'4 x 8'7 has personal en-suite shower room. Built in wardrobe. Double glazed window.

En-suite comprises shower, wash hand basin and low level wc. Part tiling to walls.

Bedroom two 11'4max x 8'8 double glazed window.

Bathroom comprises white panel bath, wash hand basin and low level wc. Part tiling to walls.

The property also has allocated carport parking space.

Access is given to communal Child's Play area.

Further Details:

Council Tax Band: C

Local Authority: Thurrock

Length of Lease: Approximately 113 years remaining

Service Charge: Approximately £150.00 per month

Ground Rent: Approximately £400.00 per annum

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



