

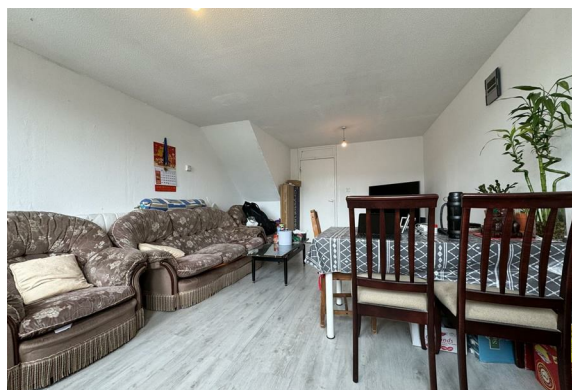


## Marine Court, Centurion Way, Purfleet

£250,000



- A fantastic size three bedroom split level apartment with accommodation spread over two floors
- Excellent size living space throughout
- Two balconies
- Lovely size lounge/diner with balcony
- Kitchen
- Ground floor wc and first floor bathroom
- Three bedrooms with the master boasting its own balcony
- Brand new Glow Worm boiler installed 2024
- Long lease remaining of approximately 120 years
- 0.5 miles from Purfleet train station



**Colubrid Estate Agents are pleased to welcome to the market this fantastic size three bedroom split level apartment with accommodation spread over two floors being sold with the added benefit of no onward chain. Accommodation boasts an entrance hallway with secure intercom entry system, large lounge/diner with direct access to a balcony, nice size kitchen, ground floor wc, first floor bathroom and three good size bedrooms with an additional balcony. The property also benefits from a long lease of approximately 120 years remaining. Ideally located just 0.5 miles from Purfleet train station and A13/M25 road links. The property also boasts a brand new Glow Worm boiler installed in 2024.**

Entrance hall commences with stairs leading to first floor accommodation. Access is given to cloakroom/WC.

Kitchen 11'9 x 8'6 double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer.

Space for appliances including space for freestanding cooker.

Lounge/diner 18'7 x 12'7 access is given to balcony. Wooden style flooring.

First floor landing is home to three bedrooms and family bathroom.

Bedroom one 12'7 x 10'2 double glazed window. Storage cupboard.

Bedroom two 14'6 x 10'7max. Double glazed window. Access to further balcony.

Bedroom three 13'9 x 5'8 double glazed window.

Bathroom comprises panel bath fitted with shower/mixer tap. Wash hand basin and WC. Part tiling to walls.

Further Details:

Length of Lease: 120 years remaining

Annual Ground Rent: £10.00

Annual Service Charge: £1,400

Freeholder: tbc

Council Tax Band: B

Local Authority: Thurrock

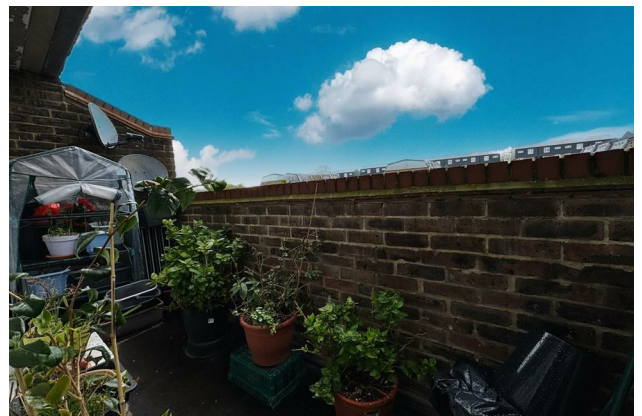
Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



**Colubrid.co.uk**



#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

