



## Windermere Avenue, Purfleet

Guide Price £240,000



- A beautifully presented and fantastic size two bedroom apartment
- Fully refurbished by the current owner to a tasteful standard throughout
- Lovely size open plan lounge/kitchen/diner with Juliette balcony
- Stunning recently fitted kitchen
- Modern bathroom
- Two good size bedrooms
- Allocated parking
- Excellent location for Purfleet train station
- Good access to A13 and M25 road links
- Long lease remaining of approximately 135 years



**Guide Price - £240,000 - £260,000**

**Nestled in the charming Windermere Avenue of Purfleet, this delightful two-bedroom flat is a gem waiting to be discovered. The property boasts a tasteful refurbishment, presenting a beautifully designed living space that exudes elegance.**

**The property is being sold with a long lease of approximately 135 years remaining.**

**Upon entering the entrance hallway, you are greeted by a spacious open-plan lounge, diner, and kitchen area, perfect for entertaining guests or simply relaxing in style. The Juliette balcony adds a touch of sophistication, allowing natural light to illuminate the room and create a warm ambiance.**

**The two well-proportioned bedrooms offer comfort and tranquillity, providing ample space for rest and relaxation. The modern bathroom complements the property's contemporary feel, offering a sleek and stylish sanctuary for your daily routines.**

**Furthermore, the flat features a secure intercom entry system for peace of mind, allocated parking for convenience, and a prime location that is ideal for commuters with its proximity to Purfleet train station and easy access to the A13/M25 road links.**

**In conclusion, this flat is not just a place to live but a lifestyle to embrace. Don't miss the opportunity to make this your new home sweet home in the heart of Purfleet.**

Enter the building via secure intercom entry. Storage cupboard. Shoe cupboard. Access to part boarded loft.

Bathroom comprises panel bath fitted with "Rainfall" style shower and glass splash screen door, wash hand basin and low level WC. Xpelair extractor fan and Dimplex heater to remain. Storage cupboard. Part tiling to walls.

Bedroom one 10'9 x 8'6 double glazed window. Bed, drawers and curtains to remain.

Bedroom two 10'9 x 7'1 double glazed window. Wardrobe, desk and LED Bluetooth mirror to remain.

Kitchen 13'3 x 6'3 range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, electric hob, extractor hood, fridge/freezer, washing machine, coffee machine, kettle, microwave and air fryer to remain.

Lounge 14'7 x 13'3 max. French double glazed doors open onto Juliette style balcony. Sofa, dining table, heaters, tv unit and Air Conditioning unit to remain.

The property also has allocated numbered parking space.

Further Details:

Length of lease: 100 years approximately

Ground Rent: Approximately £420.00 per annum

Service Charge: Approximately £2,400 per annum

Council Tax Band: C

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.





# 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



