



## Wroxall Court, Linnet Way, Purfleet

Guide Price £160,000



- A good size one bedroom first floor apartment
- Long lease remaining of approximately 160 years
- Good size lounge/diner
- Modern kitchen
- Modern bathroom
- Good size bedroom
- Parking facilities
- A commuters dream located just 0.3 miles from Purfleet train station
- Good access to A13 and M25 road links





**GUIDE PRICE £160,000 - £190,000**

Located in Wroxall Court on Linnet Way, Purfleet, this delightful one-bedroom flat is a gem waiting to be discovered.

Step into the spacious lounge/diner, perfect for relaxing or entertaining guests. The modern kitchen is ideal for whipping up culinary delights, while the good-sized bedroom offers a peaceful retreat. The contemporary bathroom adds a touch of luxury to this lovely abode.

Convenience is key with this property, as it is situated just 0.3 miles from Purfleet train station, providing easy access to London Fenchurch Street—a commuter's dream come true. With parking facilities and close proximity to the A13 and M25 road links, getting around is a breeze.

Not to mention, this flat comes with a long lease remaining, approximately 160 years, ensuring peace of mind for years to come. Don't miss out on the opportunity to make this charming flat your new home sweet home.

Enter the building via secure intercom entry system.

Lounge 16'2 x 14'2 Boxed bay double glazed window. Wooden style flooring.

Kitchen 10'3 x 4'4 high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Space for appliances including space for freestanding cooker. Double glazed window.

Bedroom 12'6 x 10'4 double glazed window.

Bathroom comprises, white panel bath fitted with Triton shower. Wash hand basin and low level WC. Part tiling to walls.

Further Details:

Permit Parking

Council Tax Band: A

Local authority: Thurrock

Length of Lease: Approximately 160 years

Ground Rent/Service Charge: Combined £1,950.00

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



