



## Kendal, Purfleet

Guide Price £230,000



- No onward chain
- Fantastic size two bedroom first floor flat
- Lovely size open plan lounge/diner and kitchen
- Two good size double bedrooms
- En-suite shower room to master bedroom
- Family bathroom
- Entrance hallway with secure intercom system
- Parking facilities
- Excellent location for Purfleet train station
- Excellent location for A13 and M25 road links



**Colubrid Estate Agents are pleased to offer for sale this fantastic size two bedroom first floor flat situated ideally for Purfleet train station and with no onward chain. The property boasts great size living space including an entrance hallway with secure intercom entry system, lovely size open plan lounge/diner and kitchen, two good size bedrooms with an en-suite shower room to the master and a bathroom. Externally the property has parking facilities. Guide Price £230,000-£240,000**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Main bedroom 16'2 x 9'9 benefits from personal en-suite shower room. Double glazed window. Fitted sliding door wardrobe.

En-suite comprises, shower, wash hand basin and close coupled wc.

Bedroom two 9'5 x 9'0 double glazed window.

Bathroom comprises double ended panel bath fitted with hand held shower attachment. Wash hand basin and close coupled wc. Obscure double glazed window. Tiling to splash back areas.

Lounge/diner/kitchen 26'0 x 14'9 max double glazed window. Smooth ceiling. Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob, electric oven. Space for other appliances. Double glazed window.

Council Tax Band: D

Local Authority: Thurrock

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.

Disclaimer:

Please be aware photographs seen, have been taken pre tenancy and may not reflect the current properties position.



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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 and affordable housing make it a desirable location. Located close to Lakeside Shopping Centre.



Floor Plan



