



Marine Court, Centurion Way, Purfleet

Guide Price £190,000



- No onward chain
- A fantastic size two bedroom split level maisonette with accommodation spread over two floors
- Lovely size lounge/diner with a balcony
- Good size kitchen
- Bathroom and separate wc
- Two double bedrooms
- An additional balcony
- Garage in block and lift access to the property
- Long lease of approximately 104 years remaining
- Ideal investment opportunity



GUIDE PRICE £190,000-£210,000

Nestled in Marine Court on Centurion Way, Purfleet, this delightful maisonette boasts a prime location with easy access to local amenities and transport links.

Upon entering, you are greeted by a spacious entrance hallway leading to a generously sized lounge/diner, perfect for entertaining guests or relaxing after a long day. The lounge/diner opens up to a lovely balcony, offering a tranquil outdoor space to enjoy a morning coffee or evening sunset.

The property features a well-appointed kitchen, ideal for whipping up culinary delights, and two double bedrooms providing ample space for rest and relaxation. An additional balcony adds a touch of outdoor charm, creating a peaceful retreat within the home.

With a bathroom and separate WC, this maisonette offers convenience and functionality. The inclusion of a garage in the block ensures secure parking for your vehicle, adding to the ease of living in this wonderful property.

Benefiting from a long lease of approximately 104 years, a secure intercom entry system and lift access, this home provides both peace of mind and long-term security for its residents. The absence of an onward chain simplifies the buying process, allowing for a smooth transition to your new abode.

This property presents a lucrative investment opportunity with the option of retaining the sitting tenant. Whether you're looking for a comfortable home or a savvy investment, this two-bedroom maisonette offers the best of both worlds.

Don't miss out on the chance to own this fantastic property in a sought-after location. Book a viewing today and step into the lifestyle you've been dreaming of at Marine Court.

Enter the building via secure intercom entry. lift service to all floors.

Entrance hall commences with stairs leading to first floor accommodation. Large storage cupboard.

Kitchen 11'8 x 8'6 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Wooden style flooring.

Lounge 18'6 x 12'7 max. External door opens onto balcony one. 13'0 x 4'5 Storage cupboard. Wooden style flooring. Coved ceiling.

First floor landing is home to two well proportioned bedrooms, bathroom and separate WC. Storage cupboard.

Bedroom one 12'3'8 x 10'2 double glazed window. Built in wardrobe.

Bedroom two external door opens onto balcony two.

Bathroom comprises, panel bath and wash hand basin. Part tiling to walls.

Separate WC.

Garage in block

Council Tax Band: B

Local Authority: Thurrock

Baxi Combination Boiler

Length of Lease: Approximately 104 years remaining

Service Charge/Ground Rent Combined: Approximately £100.00 per month

Lift access to the property

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.



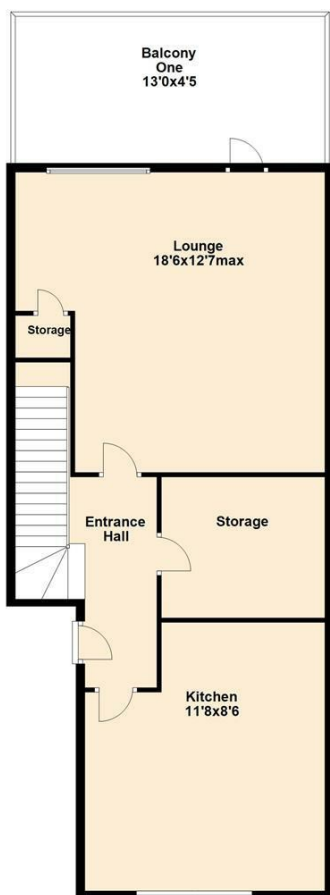
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Local Life

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



First Floor

