



Linnet Way, Purfleet

Guide Price £140,000



- A one bedroom apartment
- Ideally located just 0.3 miles from Purfleet train station
- Close proximity to A13 and M25 road links
- Nice size lounge
- Kitchen
- Bathroom
- Good size bedroom
- Parking facilities
- Ideal investment purchase for buy to let



GUIDE PRICE - £140,000-£170,000

Colubrid Estate Agents are pleased to welcome to the market this one bedroom apartment ideally located just 0.3 miles from Pufleet train station and within close proximity of A13 and M25 road links. Accommodation boasts an entrance hallway with intercom entry system, nice size lounge, kitchen, bathroom and good size bedroom. Externally the property offers parking facilities. This property would be an ideal investment purchase for buy to let or ideal for commuter buyers.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms.

Bathroom comprises panel bath, wash hand basin and low level wc. Part tiling to walls. Airing cupboard.

Lounge 15'7 x 10'1 double glazed window.

Kitchen 12'6 x 5'9 wall and base mounted units. Worksurfaces housing sink drainer. Space for appliances including space for freestanding cooker.

Further Details:

Length of lease: Approximately 67 years

Approximate Ground Rent and Service Charge Combined: £1,200 per annum

Council Tax Band: A

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.



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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



