



## Coniston Avenue, Purfleet

Offers Over £225,000



- No onward chain
- A well presented and fantastic size two bedroom top floor apartment
- Excellent size living space
- Wonderful open plan lounge/kitchen/diner
- Juliette balcony providing stunning views
- Two good size bedrooms
- Well appointed bathroom
- Allocated parking
- 0.4 miles from Purfleet train station
- Long lease of approximately 136 years remaining



Located on Coniston Avenue in Purfleet, this delightful two-bedroom top floor flat is a gem waiting to be discovered. Boasting a spacious and well-presented interior, this property is perfect for those seeking a comfortable and stylish living space with the added benefit of no onward chain.

As you step into the apartment, you are greeted by a generous entrance hallway that leads you to the heart of the home - a lovely open plan lounge/kitchen/diner. The living space is perfect for entertaining guests or simply relaxing after a long day. The Juliette balcony offers stunning views, allowing you to enjoy the beauty of the surroundings right from the comfort of your own home.

The property features two good-sized bedrooms, providing ample space for a small family, guests, or even a home office. The bathroom is modern and well-maintained, offering convenience and comfort.

With a long lease of approximately 136 years remaining, you can enjoy peace of mind knowing that this property is a secure investment. The secure intercom entry system adds an extra layer of security, ensuring your safety and privacy.

Conveniently located just 0.4 miles from Purfleet train station, commuting is a breeze for those who need to travel for work or leisure. Additionally, the allocated parking space means you never have to worry about finding a spot after a long day.

Don't miss out on the opportunity to make this fantastic flat your new home. With no onward chain, this property is ready and waiting for you to move in and start creating new memories. Book a viewing today and experience the charm and comfort that this flat has to offer.

Enter the building via secure intercom entry.

Impressive entrance hall gives access to all rooms. Storage cupboard.

Four piece bathroom comprises white panel bath, shower, wash hand basin and low level WC. Part tiling to walls. Obscure double glazed window.

Bedroom one 11'5 x 9'8 double glazed window.

Bedroom two 9'1 x 7'9 double glazed window.

Lounge/kitchen/diner 23'1 max x 14'6 max. Dual aspect double glazed windows. French double glazed doors open onto "Juliette" style balcony. Wooden style flooring.

The property also has allocated parking space.

Further Details:

Council Tax Band: C

Local Authority: Thurrock

Length of lease: 136 years approximately

Annual Ground Rent: £203.00

Annual Service Charge: £2,036.50

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



