

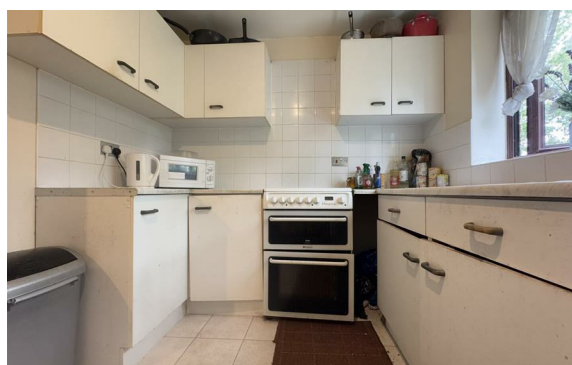


Bradfield Court, Linnet Way, Purfleet

Guide Price £140,000



- No onward chain
- A spacious one bedroom flat
- Brilliant location within close proximity of Purfleet train station
- Lovely size lounge/diner
- Nice size kitchen
- Bathroom
- Great size bedroom
- Parking facilities



GUIDE PRICE - £140,000 - £150,000

Welcome to this charming one-bedroom flat located on Linnet Way in Purfleet. This spacious property is perfect for first-time buyers or those looking to downsize, and it is being sold with no onward chain.

As you enter the flat, you are greeted by a welcoming entrance hallway featuring a secure intercom entry system, ensuring your peace of mind. The generous lounge/diner provides an inviting space for relaxation and entertaining, while the well-proportioned kitchen offers practicality and convenience for your culinary needs. The flat also boasts a comfortable bedroom, which is a great size for restful nights, and a bathroom that completes the living space.

One of the standout features of this property is its excellent location. Situated within close proximity to Purfleet train station, commuting to London and other nearby areas is both easy and efficient. Additionally, the flat benefits from parking facilities, making it convenient for residents with vehicles.

This delightful flat presents an excellent opportunity to enjoy modern living in a well-connected area. With its spacious layout and desirable amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely flat your new home.

Enter the building via secure intercom entry.

Bathroom comprises white panel bath fitted with shower. Wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Bedroom 12'5 x 9'5 (3.78m x 2.87m) double glazed window.

Lovely size lounge/diner 16'3 x 10'4 (4.95m x 3.14m) double glazed window.

Kitchen 10'11 x 7'10 (3.32m x 2.78m) double glazed window to rear. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Storage cupboard.

Further Details:

Length of Lease: 68 years remaining

Annual Ground Rent: £90.00

Annual Service Charge: £1,500

Freeholder: tbc

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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

