



25 CASPIAN CLOSE

PURFLEET-ON-THAMES, RM19 1LG

£230,000

LEASEHOLD

****PERFECT FIRST TIME PURCHASE OR INVESTMENT**** Thomas Marsh are delighted to offer this TWO BEDROOM SECOND FLOOR APARTMENT situated with a SHORT WALKING DISTANCE TO PURFLEET C2C STATION WITH DIRECT TRAIN INTO LONDON, WILLIAM HARRIS OFSTED ACADAMEY and in close proximity to LAKESIDE SHOPPING CENTRE This Property boasts TWO DOUBLE BEDROOMS, SPACIOUS LIVING ROOM, MODERN KITCHEN, LARGE LOUNGE, FAMILY BATHROOM AND ALLOCATED PARKING. With everything in process for the regeneration of Purfleet in regards to the 2 billion pound investment to develop and thriving and cultivated town Thomas marsh highly recommend a viewing for investment or first time buyers.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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