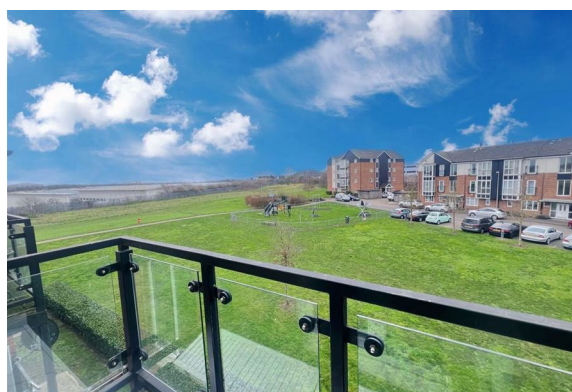




## Griffiths Road, Purfleet

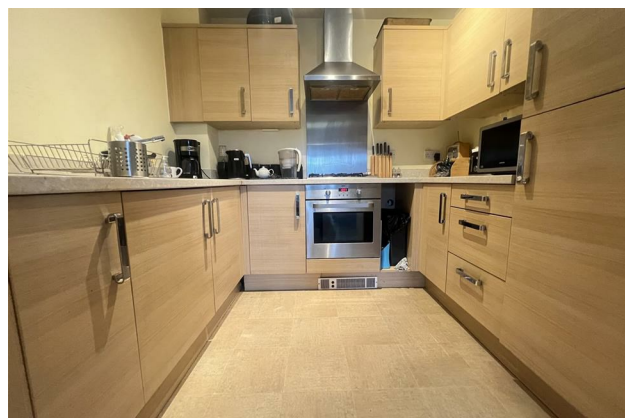
Guide Price £230,000



**GUIDE PRICE: £220,000-£240,000**

**Colubrid Estate Agents are thrilled to welcome to the market this fantastic size and beautifully presented two bedroom 2nd floor apartment constructed in 2011 by one of the UK's leading house builders with a long lease remaining of approximately 112 years. This property is ideally located just 0.5 miles from Purfleet train station and within easy reach of M25 and A13 road links.**

**Accommodation boasts an entrance hallway with secure intercom entry system, lovely size lounge/diner with its own balcony overlooking greensward, a modern kitchen, modern bathroom, good size master bedroom with an en-suite shower room and good size second bedroom. Externally the property has allocated car parking.**



**Colubrid.co.uk**

#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan

