



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Windermere Avenue, Purfleet



**Morgan Brookes believe** - This is an exceptional two bedroom penthouse apartment, light, bright, spacious and welcoming. Ideally located within a short walk of local amenities, the station for c2c links into central London, and the Harris Academy school.

### Key Features

- Available Now!
- An Exceptional Penthouse Apartment.
- Two Double Bedrooms.
- En-Suite To The Master Bedroom.
- Open Plan Layout.
- Integrated Kitchen.
- Communal Gardens And Parking.
- Within Easy Access Of Purfleet Main Line Train Station.
- Household Income: £37,400.00+ PA Required For Affordability.

**Monthly Rental Of  
£1,350**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Windermere Avenue, Purfleet

## Entrance

Security entry phone, wood panelled door leading to:

## Communal Hall

Wall mounted post boxes, stairs leading to all floors.

## Penthouse Landing

Storage cupboard, door leading to:

## Apartment Hallway

14' 8" x 3' 6" (4.47m x 1.07m)

Security entry phone, two storage cupboards one housing meters, storage heaters, wood effect flooring, coving to ceiling incorporating loft access, doors leading to:

## Living Area

22' 11" x 15' 5" (6.98m x 4.70m)

Double glazed French doors leading to balcony, storage heater, coved feature up lighting, opens to:

## Kitchen Area

Two double glazed window to side, fitted with a range of base and wall mounted units, integrated fridge / freezer, washer / dryer, stainless steel fitted oven, roll top work surfaces incorporating four point hob and extractor fan above, stainless steel sink and drainer, splash back tiles, panel heater, smooth ceiling incorporating spot lights.

## Master Bedroom

10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed window to side, panel heater, wood effect flooring, smooth ceiling, door leading to:

## En-suite

Double shower cubicle with shower attachments, pedestal hand basin, low level W/C, hand towel rail, smooth ceiling incorporating extractor fan, wood effect flooring.

## Second Bedroom

14' 5" x 9' 1" (4.39m x 2.77m)

Double glazed window to side, panel heater, wood effect flooring, smooth ceiling.

## Bathroom

Obscured double glazed window to side, panelled bath, vanity hand basin, low level w/c, airing cupboard, wood effect flooring, smooth ceiling incorporating extractor fan and heater.

## Parking

Allocated parking & Visitor parking.

## Communal Gardens

There are communal gardens to the front of the apartments, mostly laid to lawn, shrub and flower areas, decorative stone feature.

## Additional Information

Rent: £1350.00

Deposit: £1557.69

Holding Deposit: £311.054

Tenancy Length: Minimum 6 Months

EPC Rating: C

Available: Now!



**Local Authority Information**  
**Thurrock Borough Council**  
**Council Tax Band: D**

01268 755626

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.