



Coniston Avenue, Purfleet on Thames, RM19

Guide Price: £220,000 - £240,000

Leasehold

Coniston Avenue, Purfleet on Thames – 2 Bedroom, 2nd Floor Apartment

Property Details:

CALLING ALL FIRST TIME BUYERS & INVESTORS. Superb, well presented, spacious 2 bedroom, second floor flat with allocated parking in private carpark. This lovely home is a perfect first step on the ladder whether buying to live or buying to let. The property offers 2 double bedrooms and a large family bathroom. Modern open plan lounge / dining and living area with fitted kitchen. Juliet balcony. A light and airy apartment within a very short walk to Purfleet Station for trains into London (C2C). Allocated parking at the rear for one vehicle and communal green surrounding areas. A quite location but with Easy access to A13 / M25 and close to the QEII Bridge for easy access to London and Kent and Blue Water Shopping Centre. With the popular Lakeside Shopping Centre close by, Grays Town Centre only a stone's throw away you have every shopper and commuters dream on your doorstep! This beautiful home has everything you could wish for and is in good condition throughout. Your first home is ready for you to move in! Book your viewing – don't miss out!!!

Needs to be seen to appreciate what it offers. Viewing by appointment only.

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Second Floor Flat:

Entrance to flat via secure door entry system from front of the building or from carpark to communal hall with stairs to all floors.

Entrance Hallway: 19'8" X 5'4" - Access to all accommodation. Wood flooring. Electric radiator. Smooth ceiling with downlights. Neutral decor.

Open Plan Living / Dining / Kitchen: 17'4" x 12'1" – 2 x Double glazed window to front aspect and 1 x double glazed window to side aspect. Juliet Balcony to front aspect. Lots of natural light. Electric Radiator. Wood flooring. Smooth ceiling. 2 x pendant lights to lounge area. Neutral decor.

Kitchen area: 8'9" x 6'1" – Double glazed window to front aspect. A beautiful range of wall and base units with ample storage. Space for fridge/freezer, space for washing machine. Integrated oven, hob and extractor fan. Stainless steel sink with drainer and mixer taps. Smooth ceiling with down lights. Tiled splash backs.

Bedroom 1: 11'6" x 10'6" - Double glazed window to side aspect. Fitted carpet. Electric radiator. Smooth ceiling with downlights. Neutral décor.

Bedroom 2: 15'6" x 8'10" – 2 x Double glazed window to front aspect. Fitted carpet. Smooth ceiling with pendant lighting. Neutral décor.

Bathroom: 8'0" x 6'2" - Double glazed frosted window to rear aspect. Panel bath with shower over. Low level W.C. Vanity sink with storage under. Mirror wall cabinet. Large airing cupboard housing hot water boiler/tank. Part tiled to walls and tiled floor. Extractor fan. Smooth ceiling with downlights. Neutral décor.

Outside:

Communal Gardens: To front of property. Large green area mainly laid to lawn with established shrub borders and plants.

Allocated parking 1 space in private carpark at rear of building.

Council Tax Band: **C** EPC Rating: **C**

Local Council: Thurrock.

Approximate gross internal area 50 m2 – 538 ft2

Beautiful property ready to move in and live or let. Close to transport links, schools, shops, amenities and Station.

Lease of 132 years remaining.

Service charge: £204 per month.

Ground rent: £206 per annum.

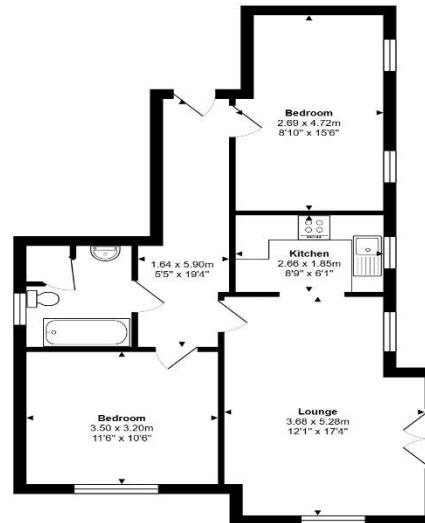
2nd Floor Apartment with Allocated Parking



2nd Floor Apartment with Allocated Parking



- 2 Double Bedrooms
- Open plan Living / Dining with :-
- Fitted Kitchen
- Family Bathroom
- Electric Heating & Double Glazing
- Juliet Balcony
- Communal grounds
- Allocated parking for 1 vehicle
- Close to shops, schools and good transport links
- Short 7-minute walk to Purfleet Station for trains into London (C2C)



Total Area: 61.2 m² ... 659 ft²
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright The Estate Agents Photographer
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer
 Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

2nd Floor Apartment with Allocated Parking