

## Ulverston, Purfleet

Guide Price £190,000

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- Top floor living = no noise from above
- Juliette balcony for fresh air and effortless charm
- Spacious reception room made for entertaining (or binge-watching)
- Approx. 133-year lease = long-term peace of mind
- Two well-sized bedrooms with flexible living options
- Allocated parking space (your future self says thank you)
- Moments from Purfleet station
- Direct links into London Fenchurch Street = commute sorted
- Bright, airy interiors throughout
- Ideal for first-time buyers, investors, or lifestyle upgraders

## GUIDE PRICE: £190,000 - £210,000

## Top-floor two-bedroom apartment in Ulverston with Juliette balcony, long lease and parking, moments from Purfleet station offering direct London links—stylish, spacious and perfectly positioned for modern living.

Welcome to your next chapter—perched proudly on the top floor in the ever-popular Ulverston, this bright and brilliantly spacious two-bedroom apartment is serving views, vibes, and very easy commuting.

Let's talk lifestyle. Just moments from Purfleet station (yes, that one with direct links straight into London Fenchurch Street), this home is basically your golden ticket to city access without sacrificing peace, space, or sanity. Morning meeting? No problem. Late-night plans? You're covered.

Inside, the property delivers a fresh, airy feel throughout. The generous reception room is the real social hub—perfect for hosting, lounging, or pretending you're productive while actually scrolling. And then there's the Juliette balcony… doors open, breeze flowing, coffee in hand—it's giving "main character energy."

Both bedrooms are well-proportioned, making them ideal for sharers, guests, or that home office you swear you'll use properly. The kitchen and bathroom keep things practical yet polished, while the top-floor position means no upstairs neighbours (a quiet luxury we all appreciate).

Add to that an impressive lease of approximately 133 years and allocated parking—because circling for a space is not part of the dream—and you've got a property that ticks boxes you didn't even know you had.

In short: it's stylish, it's connected, and it's ready for its next owner to move in and level up.









THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/12-ulverston-purfleet-on-thames-rm19-1sw/5223958

Annual Service Charge: £1,800
Annual Ground Rent: £220.00
Length of Lease: 133 years remaining

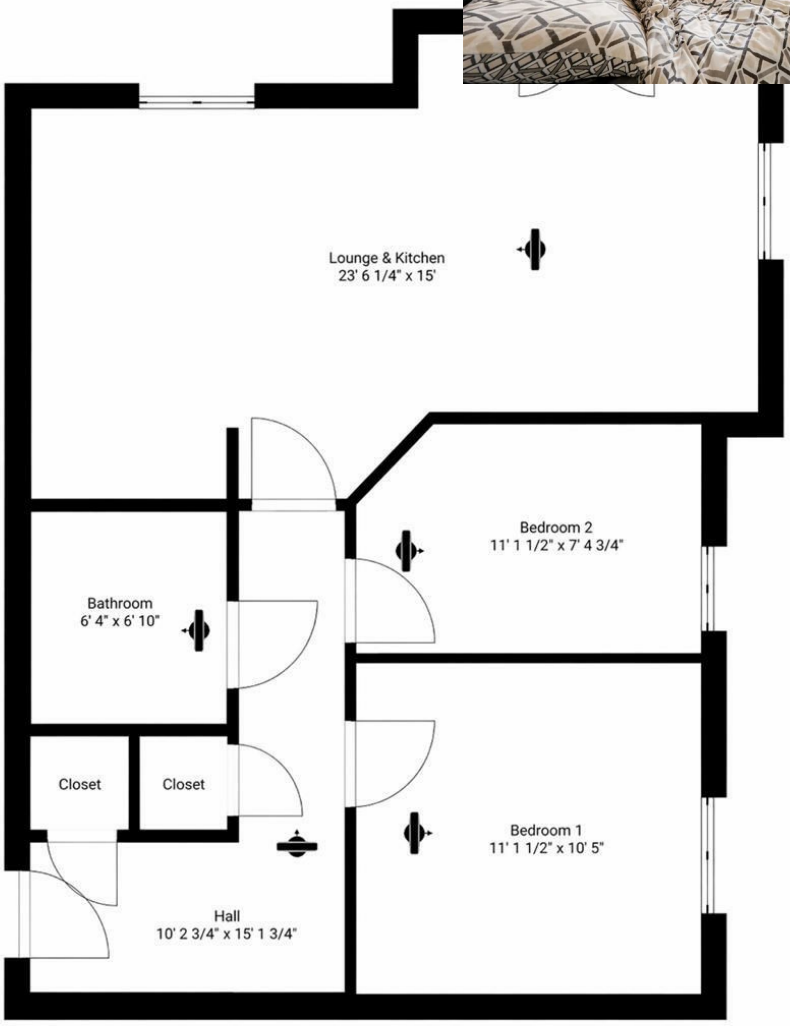
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and 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. £96 including 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.




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