



## Bridgland Road, Purfleet

Guide Price £230,000



- Top floor position offering enhanced privacy, reduced noise from above, and an overall more peaceful living environment
- Generous lease length with approximately 108 years remaining, providing long-term security and strong appeal for both homeowners and investors
- Bright and spacious lounge/diner, thoughtfully designed to maximise natural light and create a versatile space for relaxing, dining, and entertaining
- Juliette balcony with attractive views over the greensward, bringing in fresh air and adding a subtle connection to the surrounding outdoor space
- Modern fitted kitchen with a clean, contemporary finish, offering both style and practicality for everyday use
- Stylish, well-appointed bathroom featuring modern fixtures and a sleek design for a comfortable, low-maintenance lifestyle
- Two well-proportioned bedrooms, ideal for a variety of uses including guest accommodation, home working, or growing households
- Secure entry system with intercom access, providing added peace of mind and controlled access for residents
- Allocated parking space, ensuring convenience and ease for homeowners and visitors alike
- Attractive communal setting with a children's play area and open greensward to the front, creating a welcoming and family-friendly environment with a sense of openness



**GUIDE PRICE £230,000 - £240,000.**

**Positioned on the top floor and quietly set back from the bustle, this stylish two bedroom apartment combines generous proportions with a setting that feels a little more relaxed than your average.**

Step inside and you're welcomed by an inviting entrance hallway with secure intercom entry, setting the tone for what's to come. The heart of the home is a bright and airy lounge/diner, a space that effortlessly balances comfort and entertaining. The Juliette balcony frames calming views over the greensward, offering that small but important reminder that you're not quite in the middle of it all.

The kitchen is smart and modern, designed for both practicality and clean aesthetics, while the contemporary bathroom continues the theme of understated style. Both bedrooms are well-sized, making them equally suited to restful nights, working from home, or finally having that guest room you keep promising.

Outside, allocated parking takes the stress out of coming home, and the children's play area with open green space to the front adds a welcome sense of community and openness.

With approximately 108 years remaining on the lease and excellent access to the A13 and M25, this is a home that understands the balance between convenience and calm. A place where you can get where you need to go, and still look forward to coming back.



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**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/24-bridgland-road-purfleet-on-thames-rm19-1ap/5218819>

Service Charge: £1,300 Paid 6 monthly  
Annual Ground Rent: £249.00  
Length of Lease: 113 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.



### Top Floor



