



## Marine Court, Centurion Way, Purfleet

Guide Price £240,000



- A fantastic size three bedroom split level apartment with accommodation spread over two floors
- Excellent size living space throughout
- Two balconies
- Lovely size lounge/diner with balcony
- Kitchen
- Ground floor wc and first floor bathroom
- Three bedrooms with the master boasting its own balcony
- Brand new Glow Worm boiler installed 2024
- Long lease remaining of approximately 120 years
- 0.5 miles from Purfleet train station



**\*GUIDE PRICE £240,000 - £260,000\***

**Spacious 3-bed split-level apartment over two floors with lounge/diner, kitchen, ground floor WC, first-floor bathroom, and two balconies. Long 120-year lease, no onward chain, and brand new 2024 Glow Worm boiler. Just 0.5 miles from Purfleet station with A13/M25 links nearby. Ideal for commuters or savvy investors who like a little wow!**

Entrance hall commences with stairs leading to first floor accommodation. Access is given to cloakroom/WC. Kitchen 11'9 x 8'6 double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Lounge/diner 18'7 x 12'7 access is given to balcony. Wooden style flooring.

First floor landing is home to three bedrooms and family bathroom.

Bedroom one 12'7 x 10'2 double glazed window. Storage cupboard.

Bedroom two 14'6 x 10'7max. Double glazed window. Access to further balcony.

Bedroom three 13'9 x 5'8 double glazed window.

Bathroom comprises panel bath fitted with shower/mixer tap. Wash hand basin and WC. Part tiling to walls.



**Colubrid.co.uk**

**THE SMALL PRINT:**

Length of Lease: 120 years remaining  
Annual Ground Rent: £10.00  
Annual Service Charge: £1,400  
Freeholder: tbc  
Council Tax Band: B  
Local Authority: Thurrock

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.

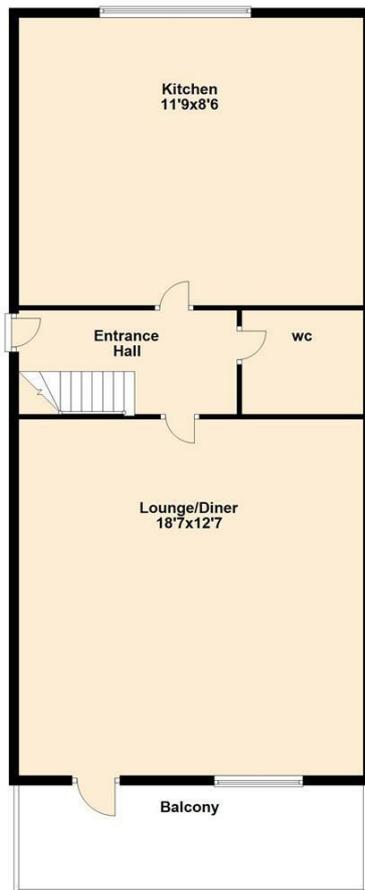
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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.



**Ground Floor**



**First Floor**

