

Centurion Way, Purfleet-On-Thames

Guide Price £240,000

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- Beautiful split-level apartment offering the feel and space of a modern townhouse.
- Two private balconies, because one outdoor space simply wasn't enough.
- Spacious lounge/diner with wooden flooring and contemporary recessed spotlights, perfect for relaxing or entertaining.
- Stylish high-gloss kitchen with integrated appliances that's ready for everything from weekday dinners to weekend brunches.
- Exceptionally large downstairs WC, cleverly utilised as a practical utility room.
- Luxury fully tiled bathroom featuring both a full-sized bath and a separate walk-in shower.
- Two generous bedrooms with built-in storage and space-saving sliding doors, proving practical can still look stylish.
- Contemporary entrance hall complete with a stunning glass balustrade staircase, designer radiator and loft access.
- Excellent built-in storage throughout, helping keep everyday clutter firmly out of sight.
- Long lease with approximately 100 years remaining, making this a fantastic home for first-time buyers, professionals or investors alike.

GUIDE PRICE: £240,000 - £260,000

Not your average apartment... this stylish split-level home delivers the space of a house, the finish of a show home and not one, but two private balconies.

Beautifully presented throughout and arranged over two floors, this impressive two-bedroom apartment offers a fantastic blend of contemporary design, practical living and a layout that simply works. With over 100 years remaining on the lease, generous room sizes and high-spec finishes throughout, this is one you'll want to see in person.

The moment you step through the front door, it's clear this isn't your standard apartment. The welcoming hallway features a sleek glass balustrade staircase, a striking contemporary radiator and loft access, setting the tone for the stylish accommodation that follows.

The lounge/diner is the heart of the home and a space you'll instantly picture yourself enjoying. Beautiful wooden flooring flows throughout, while smart recessed spotlights create the perfect atmosphere whether you're hosting friends, enjoying a quiet evening or binge-watching your favourite series. Double doors open onto a generous brick-built balcony, creating a seamless connection between indoor and outdoor living. Morning coffee? Evening glass of wine? This balcony has both covered.

The separate kitchen is every bit as impressive, boasting sleek high-gloss cabinetry and a range of integrated appliances, creating a space that's as practical as it is stylish. Whether you're cooking up a Sunday roast or convincing everyone that takeaway was actually homemade, this kitchen is ready for it all.

One of the cleverest features of the home is the downstairs WC. It's so generously sized that it's currently being utilised as a utility room as well, keeping laundry neatly tucked away and freeing up valuable space elsewhere. It's one of those little details you'll appreciate every single day.

Upstairs continues to impress.

The family bathroom has been finished to an exceptional standard, fully tiled with a luxurious contemporary suite featuring both a full-sized bath and a separate walk-in shower. Whether you're grabbing a quick shower before work or enjoying a long soak after a busy day, this room delivers a little touch of everyday luxury.

Both bedrooms are excellent sizes and benefit from built-in storage cupboards complete with sliding doors, a thoughtful feature that maximises every inch of floor space. The principal bedroom enjoys direct access to its own private balcony, offering a peaceful retreat to enjoy a breath of fresh air before starting the day or winding down in the evening.

Excellent storage can be found throughout the property, while the split-level layout naturally separates the living and sleeping accommodation, giving the home a far more spacious and house-like feel than many apartments on the market.

With stylish interiors, two balconies, clever design features and a long lease, this is a property that's ready for you to move straight in and simply start enjoying.

Purfleet-on-Thames is one of Essex's emerging riverside locations, offering an excellent combination of modern living, outstanding connectivity and ongoing investment. Popular with first-time buyers, professionals and commuters, the area benefits from Purfleet Station, providing direct rail services into London Fenchurch Street in around 35 minutes, while the nearby A13, M25 and Dartford Crossing make travelling by road equally convenient. Residents also enjoy easy access to Lakeside Shopping Centre, one of the UK's premier retail and leisure destinations, offering an extensive range of shops, restaurants, entertainment and family attractions. With scenic riverside walks, the award-winning Royal Opera House Production Park, local green spaces and exciting regeneration continuing to enhance the area, Purfleet-on-Thames is fast becoming a sought-after location that perfectly balances convenience, lifestyle and future growth.





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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/flat-70-marine-court-centurion-way-purfleet-on-thames-rm19-1zx/5424979

Annual Service Charge: £1,584
Ground Rent £10.00 per month
Length of Lease: 100 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.

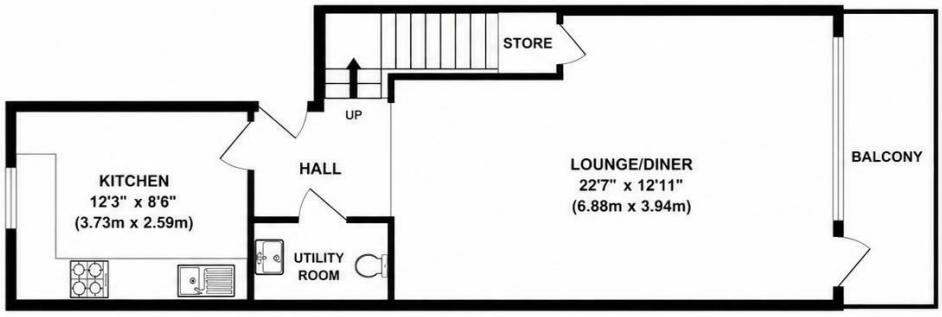
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

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.

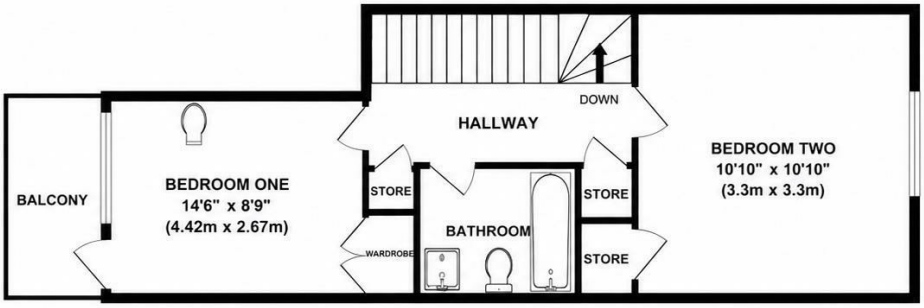




GROUND FLOOR



1ST FLOOR



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