



44 KENDAL

PURFLEET-ON-THAMES, RM19 1LJ

£230,000

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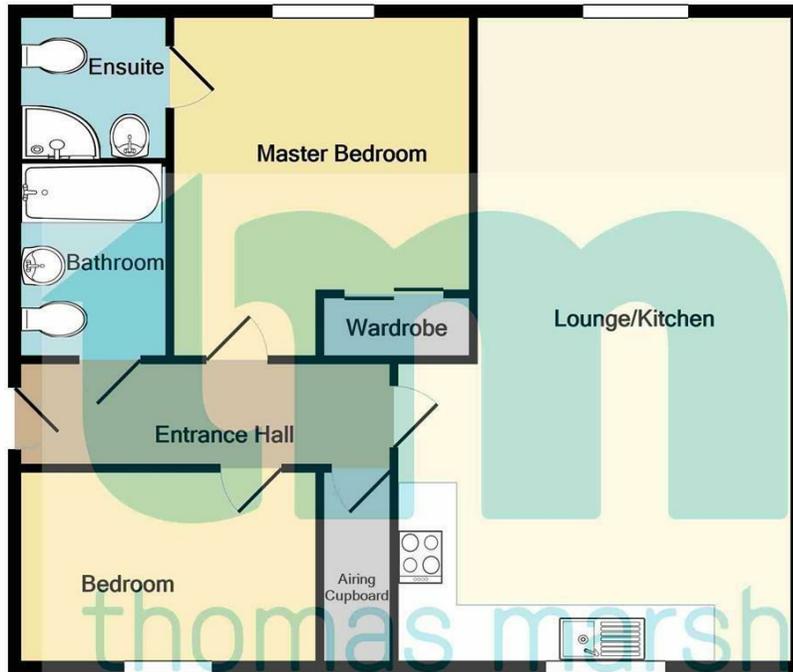
A beautifully presented two-bedroom ground floor flat situated in the heart of Kendal, offering bright, airy and generously proportioned accommodation throughout. The property provides ample space for first-time buyers and small families, while also presenting an excellent opportunity for investors.

The flat has been modernised and well maintained, creating a welcoming and comfortable living environment. It is ideally located close to local amenities and within easy reach of the A13 and M25, as well as the C2C rail line and nearby schools, making it perfect for commuters and families alike.

The master bedroom is open, spacious and filled with natural light, and benefits from the added convenience of a modern en-suite shower room. The second bedroom is also a good size, offering far more space than the typical boxed-in second bedroom found in many similar properties.

Further benefits include allocated parking, adding to the overall convenience of the home. This is a fantastic property that truly needs to be viewed to be fully appreciated.

tm
thomas marsh



Total Approx. Floor Area 705 Sq.Ft. (65.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			79
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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