

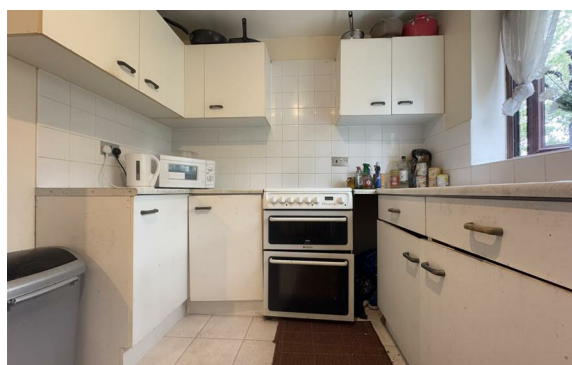


## Bradfield Court, Linnet Way, Purfleet

Guide Price £140,000



- No onward chain
- A spacious one bedroom flat
- Brilliant location within close proximity of Purfleet train station
- Lovely size lounge/diner
- Nice size kitchen
- Bathroom
- Great size bedroom
- Parking facilities



**GUIDE PRICE - £140,000 - £150,000**

Welcome to this charming one-bedroom flat located on Linnet Way in Purfleet. This spacious property is perfect for first-time buyers or those looking to downsize, and it is being sold with no onward chain.

As you enter the flat, you are greeted by a welcoming entrance hallway featuring a secure intercom entry system, ensuring your peace of mind. The generous lounge/diner provides an inviting space for relaxation and entertaining, while the well-proportioned kitchen offers practicality and convenience for your culinary needs. The flat also boasts a comfortable bedroom, which is a great size for restful nights, and a bathroom that completes the living space.

One of the standout features of this property is its excellent location. Situated within close proximity to Purfleet train station, commuting to London and other nearby areas is both easy and efficient. Additionally, the flat benefits from parking facilities, making it convenient for residents with vehicles.

This delightful flat presents an excellent opportunity to enjoy modern living in a well-connected area. With its spacious layout and desirable amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely flat your new home.

Enter the building via secure intercom entry.

Bathroom comprises white panel bath fitted with shower. Wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Bedroom 12'5 x 9'5 (3.78m x 2.87m) double glazed window.

Lovely size lounge/diner 16'3 x 10'4 (4.95m x 3.14m) double glazed window.

Kitchen 10'11 x 7'10 (3.32m x 2.78m) double glazed window to rear. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Storage cupboard.



**THE SMALL PRINT:**

Length of Lease: 68 years remaining  
Annual Ground Rent: £90.00  
Annual Service Charge: £1,500  
Freeholder: tbc  
Council Tax Band: A  
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.



Floor

