



Brighstone Court, Oakhill Road, Purfleet-On-Thames RM19 1TY

welcome to

Brighstone Court, Oakhill Road, Purfleet-On-Thames

- CASH BUYERS ONLY
- GROUND FLOOR STUDIO PLUS APARTMENT
- SEPARATE BEDROOM AREA
- SITUATED HALF A MILE FROM STATION
- REFURBISHED BY THE CURRENT OWNER

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1400.00

Ground Rent: 180.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000

CASH BUYERS ONLY: FULLY RENOVATED stunning ground floor studio plus apartment, separate bedroom area with window & built in wardrobes, newly fitted kitchen with integrated appliances, new bathroom suite, double glazing & electric heating. Located within half a mile of Purfleet C2C train station.



Entrance Hall

Lounge

11' 11" x 10' 5" (3.63m x 3.17m)

Kitchen

6' 11" x 6' 11" (2.11m x 2.11m)

Bedroom Area

9' 2" x 6' 11" (2.79m x 2.11m)

Bathroom

Communal Gardens

Parking

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

view this property online williamhbrown.co.uk/Property/GRA105578



Property Ref:

GRA105578 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown** Incorporating Porter Glenny



01375 374444



grays@williamhbrown.co.uk



1 Orsett Road, GRAYS, Essex, RM17 5DA



williamhbrown.co.uk