

Heberden Court, Wingrove Drive, Purfleet-On-Thames

Guide Price £140,000





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- Step inside and you'll find an inviting entrance hallway with secure intercom entry, leading through to a lovely size lounge/diner with plenty of room for relaxing, dining and entertaining. There's also a good size bedroom, fitted kitchen and bathroom,
- Offered for sale with the added benefit of no onward chain, helping to make the purchasing process simpler and potentially quicker.
- Extended lease of approximately 156 years, providing excellent long-term security and added peace of mind for the new owner.
- Commuter's dream location just 0.1 miles from Purfleet train station, perfect for those regularly travelling by rail.
- Excellent road connections with the A13 and M25 within easy reach, providing convenient access across Essex and towards London.
- Inviting entrance hallway complete with secure intercom entry system, offering added security and convenience for residents.
- Lovely size lounge/diner providing a versatile living space with plenty of room for relaxing, dining and entertaining guests.
- Good size double bedroom offering comfortable proportions with space for bedroom furniture and additional storage solutions.
- Separate fitted kitchen and bathroom complete the well-arranged accommodation, creating a practical and comfortable home.
- Parking facilities provide an additional benefit, particularly valuable for buyers wanting excellent rail connections without giving up the car.

GUIDE PRICE £140,000 - £160,000.

Commuters, this one might just make your morning alarm a little easier to forgive.

Offered with no onward chain and an extended lease of approximately 156 years, this well-proportioned one bedroom ground floor flat at Heberden Court is superbly positioned just 0.1 miles from Purfleet train station. In other words, less time getting to the station and more time deciding whether you really need that second coffee.

Step inside and you'll find an inviting entrance hallway with secure intercom entry, leading through to a lovely size lounge/diner with plenty of room for relaxing, dining and entertaining.

There's also a good size bedroom, fitted kitchen and bathroom, creating a comfortable and practical home that's ready for its next chapter.

Got a car? That's covered too, with parking facilities available. The A13 and M25 are also within easy reach, making this a particularly convenient base whether your journey involves trains, roads or a bit of both.

With no onward chain, a lengthy 156-year lease and Purfleet station practically on the doorstep, this could be a smart first purchase, investment or commuter pad.

The commute is short. The lease is long. What's not to like?





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/flat-13-heberden-court-wingrove-drive-purfleet-on-thames-rm19-1nb/56

Annual Service Charge: £1,468
Annual Ground Rent: £0
Length of Lease: 156 years

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.

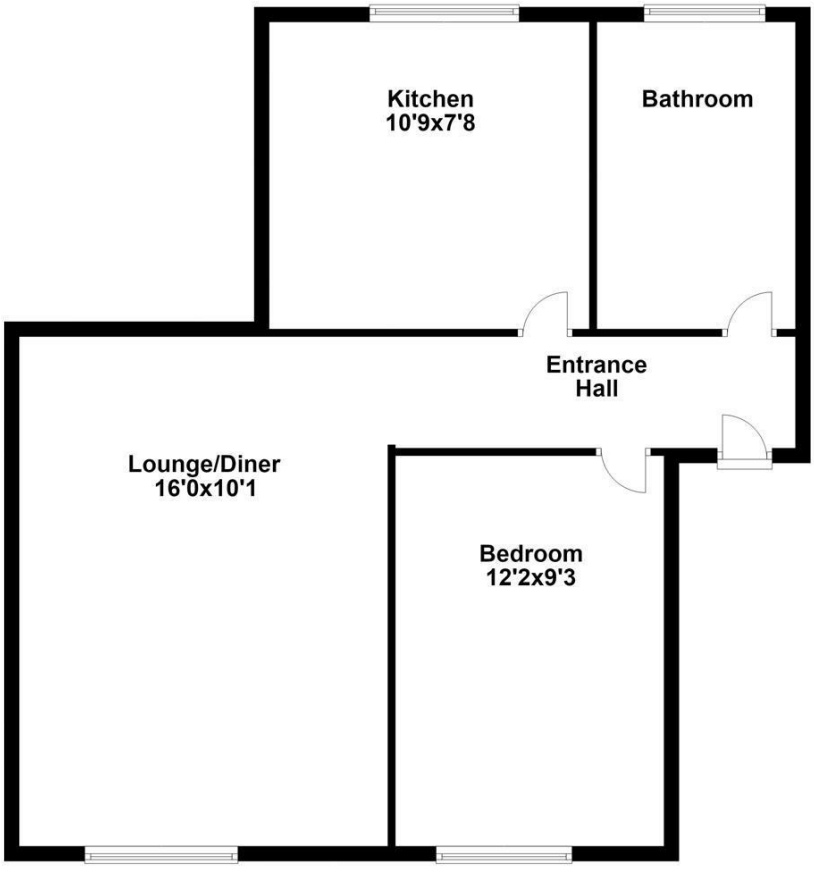
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

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.





Floor Plan



Colubrid.co.uk



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