



## Coniston Avenue, Purfleet-On-Thames, RM19 1PR £1,600 Per Calendar Month



**\*\*2 BED 2 BATH MODERN APARTMENT CLOSE TO PURFLEET C2C STATION - ALLOCATED PARKING\*\***

OC Homes is delighted to offer to the Lettings market, this well-presented two-bedroom apartment on the ground floor of this modern development in Purfleet, RM19. Accommodation comprises; a spacious open-plan reception room with a contemporary fitted kitchen, two double bedrooms with the master bedroom benefiting from an ensuite shower room, in addition to a three-piece bathroom suite.

The property also benefits from an allocated parking space, and communal green spaces in close proximity. Situated in a sought-after location and ideally located within walking distance to Purfleet c2c station for direct access into London Fenchurch Street. Other local amenities include bars, shops and restaurants within easy reach as well as a short commute to the Lakeside Shopping Centre. The property is a great size and very well maintained, making it ideal for the working professional looking for a spacious apartment with easy access into London.

AVAILABLE 20/07/2026

### Viewing

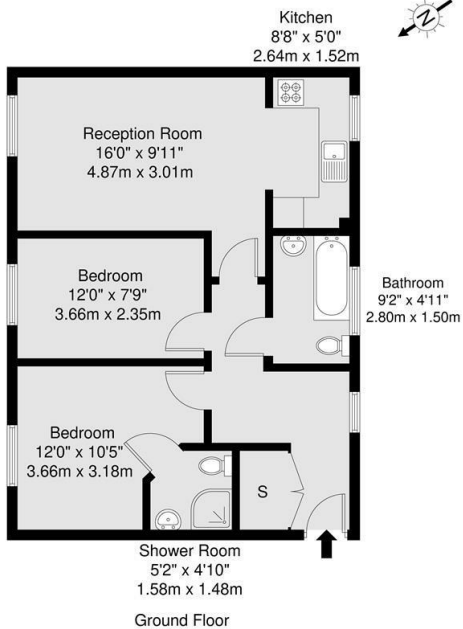
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- 2 BED 2 BATH APARTMENT
- CLOSE TO PURFLEET C2C STATION
- ALLOCATED PARKING
- EXCELLENT CONDITION THROUGHOUT
- LOTS OF LOCAL AMENITIES
- AVAILABLE 1ST JULY 2024





GROSS INTERNAL AREA



GROSS INTERNAL AREA (GIA) 57.5 sq m / 618 sq ft	TOTAL STORAGE SPACE 1.4 sq m / 15 sq ft	EXTERNAL STRUCTURAL FEATURES Double Glazing, Tiling, Thermopane	UNOBSTRUCTED HEAD HEIGHT 2.03m / 6.66ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

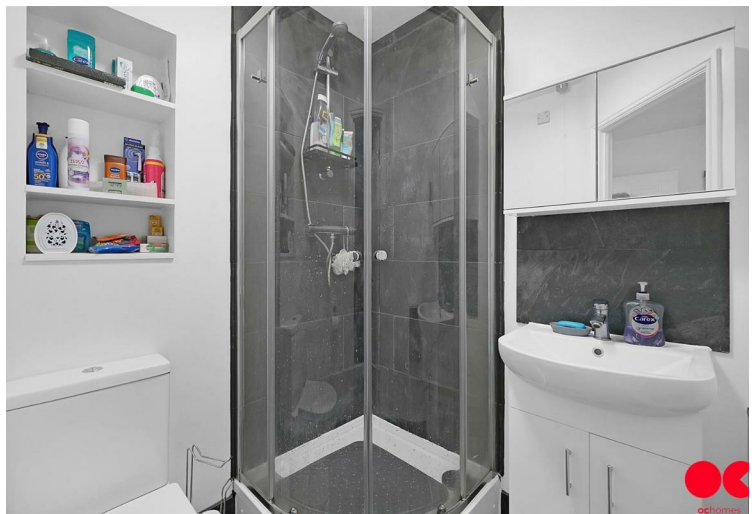
Maison VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

