



Caspian Way, Purfleet

Guide Price £220,000



- No Onward Chain – Offered with no onward chain, helping to make the buying process potentially quicker and more straightforward.
- Top Floor Position – Enjoy the peace and privacy of top-floor living, with the added bonus of having no neighbours or footsteps above.
- Two Good Size Bedrooms – Two well-proportioned bedrooms provide excellent flexibility for couples, guests, children or those working from home.
- Spacious Lounge/Diner – A bright and inviting reception room with ample space for relaxing and dining, complemented by its own Juliette balcony.
- Stunning Modern Kitchen – Beautifully presented contemporary kitchen offering a stylish and practical space for everyday cooking and entertaining.
- Beautifully Appointed Bathroom – Smart modern bathroom finished to an excellent standard, completing the apartment's attractive contemporary accommodation.
- Private Boarded Loft – A rare apartment bonus: your own fully boarded loft with dedicated loft ladder, providing fantastic additional storage space.
- Allocated Parking – The property benefits from allocated parking, taking the daily guesswork out of where you're leaving the car.
- 0.2 Miles from Purfleet Station – Ideally positioned for commuters, with Purfleet railway station approximately 0.2 miles from the property.
- 103-Year Lease & Great Road Links – Approximately 103 years remain on the lease, while the A13 and M25 are both within easy reach for motorists.



GUIDE PRICE £220,000 - £230,000.

Top floor, two bedrooms, a seriously smart finish and no one practising their 6am tap-dancing routine above you. This stylish apartment is just 0.2 miles from Purfleet Station, comes with allocated parking, its own boarded loft and, best of all, no onward chain.

Step inside and you're welcomed by an inviting entrance hallway with secure intercom entry, leading through to a home that feels bright, spacious and wonderfully easy to live in.

The lovely-sized lounge/diner gives you plenty of room for sofa sprawling, dinner parties and everything in between, with a Juliette balcony bringing an extra sense of light and openness. The stunning kitchen is every bit as smart as you'd hope, offering a sleek setting for everything from morning coffee to pretending you're going to cook rather than ordering in.

There are two genuinely good-sized bedrooms, so the second room doesn't have to suffer the indignity of being described as a bedroom when it can barely accommodate a chair. Whether you need a guest room, home office or proper second bedroom, there's flexibility here. A beautifully appointed bathroom completes the accommodation.

And then there's the top-floor bonus. No footsteps overhead, no upstairs neighbour mysteriously rearranging furniture at midnight, and something particularly unusual for an apartment: your own fully boarded loft, complete with its own loft ladder. Christmas decorations, suitcases and all those things you're definitely going to sell online one day finally have somewhere to live.

Outside, there's allocated parking, while commuters have Purfleet Station just 0.2 miles away. For those heading out by road, the A13 and M25 are within easy reach, making this a particularly convenient base.

With approximately 103 years remaining on the lease and no onward chain, this is a move that could be refreshingly straightforward.

Two bedrooms. Top floor. Parking. Loft. Station around the corner. No chain.

Sometimes the property checklist really does tick itself.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/291-caspian-way-purfleet-on-thames-rm19-1lb/5629470>

Service Charge: £130.00 per month

Annual Ground Rent: n/a

Length of Lease: 103 years remaining

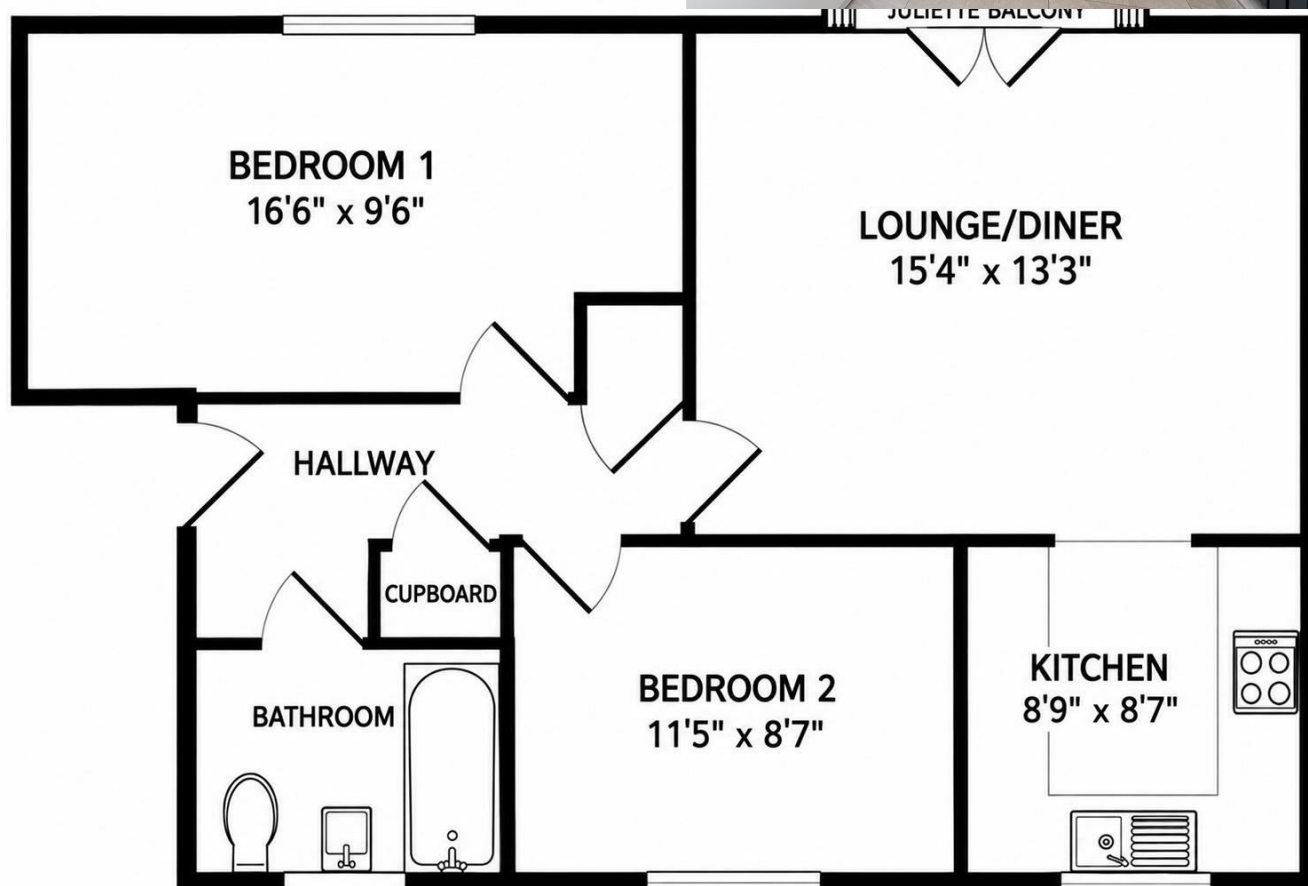
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and 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.





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