Caspian Way, Purfleet

Guide Price £180,000

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- No Onward Chain – The property is offered to the market chain-free, allowing for a smoother and potentially quicker purchase, making it ideal for buyers keen to move without unnecessary delays.
- Highly Convenient Location for Lakeside Shopping Centre – Situated just 0.2 miles from Purfleet train station, the flat is perfectly positioned for commuters, offering direct rail connections into London and surrounding areas.
- First Floor Position – Set on the first floor within a well-maintained development, the property enjoys an elevated position providing additional privacy and pleasant natural light throughout.
- Secure Entry System – Accessed via a welcoming entrance hallway with a secure intercom entry system, offering added peace of mind and controlled access for residents and visitors.
- Generous Size Lounge – A generously sized lounge provides an excellent space for relaxing or entertaining, with plenty of room for both living and dining furniture.
- Juliette Balcony Feature – The lounge benefits from an attractive Juliette balcony, allowing fresh air and natural light to flood the space while creating a bright and airy atmosphere.
- Well Appointed Kitchen – The property features a practical and well-designed kitchen offering ample cupboard storage and worktop space, perfect for everyday cooking and meal preparation.
- Beautiful Modern Bathroom – A stylish and well-presented bathroom suite provides a comfortable and contemporary space to unwind.
- Good Size Double Bedroom – The flat includes a well-proportioned bedroom with space for wardrobes and additional furniture, creating a comfortable and relaxing sleeping area.

GUIDE PRICE - £170,000 - £190,000

Set on the first floor of a well-maintained development, this bright and beautifully presented one bedroom flat on Caspian Way offers stylish, low-maintenance living and comes to the market with the huge bonus of no onward chain — meaning you could be moving in sooner than you think.

Perfectly positioned just 0.2 miles from Purfleet train station, this home is a dream for commuters or anyone who likes the idea of London within easy reach while still enjoying a calmer riverside setting.

Step inside and you are welcomed by an inviting entrance hallway with a secure intercom entry system, setting the tone for the well-kept accommodation beyond. The generous lounge is a fantastic space to relax, entertain or simply unwind after a long day, complete with a charming Juliette balcony that allows natural light to pour in and brings a lovely sense of openness to the room.

The well-appointed kitchen offers plenty of storage and workspace — ideal whether you are preparing a quick midweek dinner or showing off your culinary skills at the weekend. The property also features a beautiful bathroom finished to a high standard, along with a good-sized bedroom that provides a calm and comfortable retreat at the end of the day.

Outside, the development benefits from numbered parking space, taking the stress out of finding a space when you get home.

Adding even more appeal, the property is sold with a long lease of approximately 103 years remaining, giving the next owner plenty of reassurance and long-term security.

Whether you're a first-time buyer looking to get onto the property ladder, an investor searching for a smart addition to your portfolio, or a commuter wanting convenience without compromise, this fantastic flat ticks all the right boxes.

A smart home, a great location and no chain — what’s not to love?

Area Guide – Purfleet

Situated along the banks of the River Thames, Purfleet is an increasingly popular location for buyers seeking a balance between peaceful surroundings and excellent transport connections into London. With ongoing regeneration and investment in the area, Purfleet continues to attract first-time buyers, professionals and investors alike.

One of the area’s biggest advantages is its superb connectivity. Purfleet railway station provides regular services into central London, making commuting straightforward, while the nearby London is easily accessible in under an hour. Road users also benefit from convenient access to the A13, linking the area with East London, the M25 and the wider motorway network.

Locally, residents enjoy a growing selection of shops, cafés and everyday amenities, alongside riverside walks and open green spaces that give the area a relaxed, community feel. The nearby Thames riverside paths provide pleasant routes for walking, cycling or simply enjoying the scenery.

With its strong transport links, improving amenities and attractive riverside setting, Purfleet offers excellent value and a lifestyle that blends city accessibility with suburban comfort.

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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/216-caspian-way-purfleet-on-thames-rm19-1lf/5075937

Approximate Service Charge:: £884.12
Approximate Annual Ground Rent: £230.26

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!

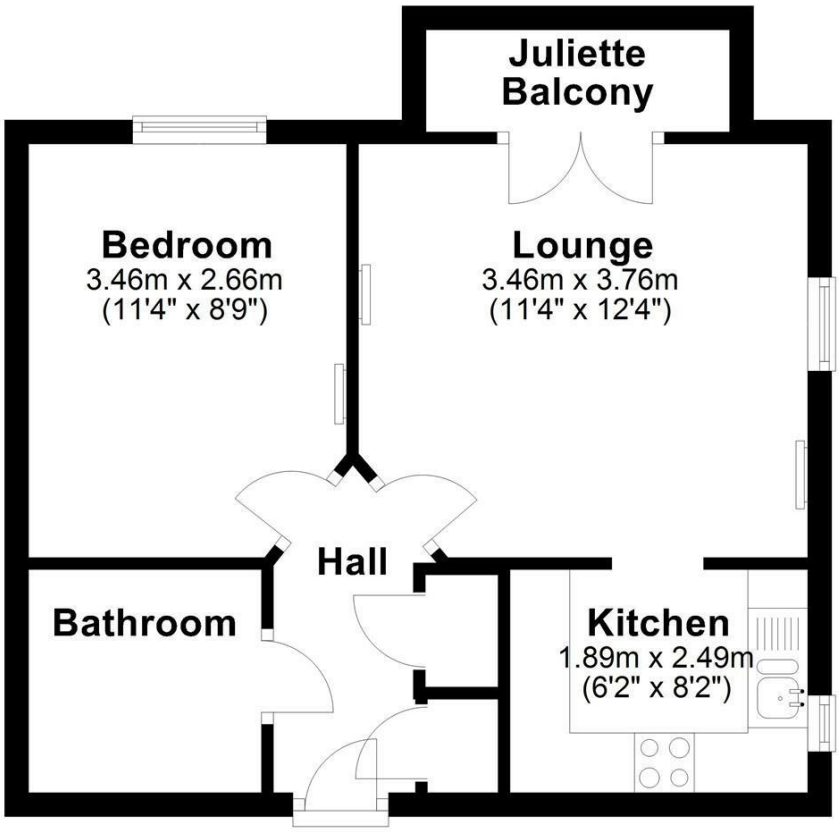
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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.

First Floor



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