



## Kendal, Purfleet

Guide Price £200,000



- No onward chain
- Fantastic size two bedroom first floor flat
- Lovely size open plan lounge/diner and kitchen
- Two good size double bedrooms
- En-suite shower room to master bedroom
- Family bathroom
- Entrance hallway with secure intercom system
- Parking facilities
- Excellent location for Purfleet train station
- Excellent location for A13 and M25 road links



**\*GUIDE PRICE £200,000 - £240,000\***

**Spacious two-bed first-floor flat with en-suite master, open-plan lounge/kitchen, and modern bathroom. Secure entry, parking, and no onward chain. Steps from Purfleet station — commuter life made easy.**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Main bedroom 16'2 x 9'9 benefits from personal en-suite shower room. Double glazed window. Fitted sliding door wardrobe.

En-suite comprises, shower, wash hand basin and close coupled wc.

Bedroom two 9'5 x 9'0 double glazed window.

Bathroom comprises double ended panel bath fitted with hand held shower attachment. Wash hand basin and close coupled wc. Obscure double glazed window. Tiling to splash back areas.

Lounge/diner/kitchen 26'0 x 14'9 max double glazed window. Smooth ceiling. Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob, electric oven. Space for other appliances. Double glazed window.



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#### THE SMALL PRINT:

Council Tax Band: D  
Local Authority: Thurrock

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. £80 + 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





