



## Griffiths Road, Purfleet

Offers Over £250,000



- A beautifully presented and fantastic size two bedroom apartment
- Lovely size lounge/diner
- Own balcony overlooking greensward
- Modern kitchen
- Modern bathroom
- En-suite shower room to master bedroom
- Ideally located just 0.5 miles from Purfleet train station
- Good location for M25/A13 road links
- Carport parking
- Good length lease of approximately 112 years remaining



**OIEO £250,000**

**Colubrid Estate Agents are thrilled to welcome to the market this fantastic size and beautifully presented two bedroom first floor apartment constructed in 2011 by one of the UK's leading house builders with a long lease remaining of approximately 113 years. This property is ideally located just 0.5 miles from Purfleet train station and within easy reach of M25 and A13 road links. Accommodation boasts an entrance hallway with secure intercom entry system, lovely size lounge/diner with its own balcony overlooking greensward, a modern kitchen, modern bathroom, good size master bedroom with an en-suite shower room and good size second bedroom. Externally the property has allocated carport parking.**

Enter the building via secure intercom entry. Storage cupboards.

L-shaped lounge 17'4 max x 15'9 gives access to balcony via French double glazed doors. Colour washed wooden style flooring.

Balcony 8'2 x 3'3

Open plan kitchen 8'7 x 6'9 offers wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob, oven, stainless steel extractor hood. Space for other appliances.

Bedroom one 12'4 x 8'7 has personal en-suite shower room. Built in wardrobe. Double glazed window.

En-suite comprises shower, wash hand basin and low level wc. Part tiling to walls.

Bedroom two 11'4max x 8'8 double glazed window.

Bathroom comprises white panel bath, wash hand basin and low level wc. Part tiling to walls.

The property also has allocated carport parking space.

Access is given to communal Child's Play area.



**Colubrid.co.uk**

**THE SMALL PRINT:**

Council Tax Band: C  
Local Authority: Thurrock  
Length of Lease: Approximately 113 years remaining  
Service Charge: Approximately £150.00 per month  
Ground Rent: Approximately £400.00 per annum

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



