



**Ambleside  
Purfleet  
Essex  
RM19 1PT**

**Offers in Excess of £169,950**

**bettermove** 

# Ambleside Purfleet

Bettermove are pleased to welcome to the market this charming one bedroom flat in Purfleet, available with no forward chain.

The property is leasehold with 140 years remaining on the lease; the ground rent is £171 and the service charge is £1,200, both per year. The property is currently tenanted and will be sold with tenants in situ - rental yields can be obtained through Bettermove. The council tax band is B.

The interior of this well-presented property consists of a spacious lounge, fitted kitchen, double bedroom and bathroom. The exterior boasts an allocated parking space.

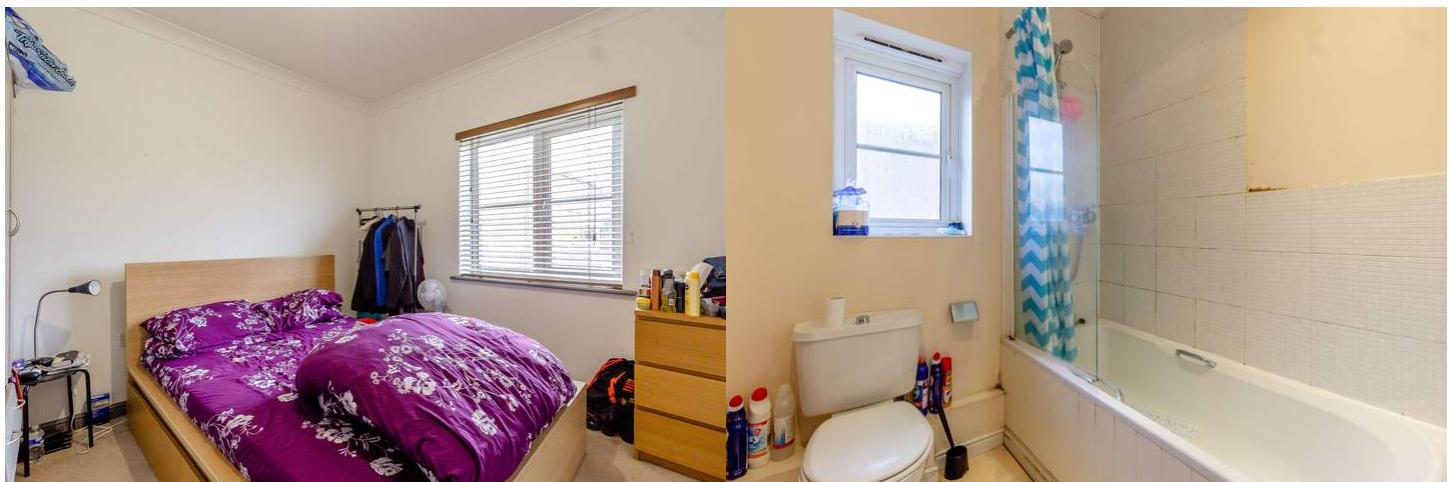
Situated in the popular area of Purfleet, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Transport connections can be found from Purfleet rail station, the A282, A13 and the M25.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

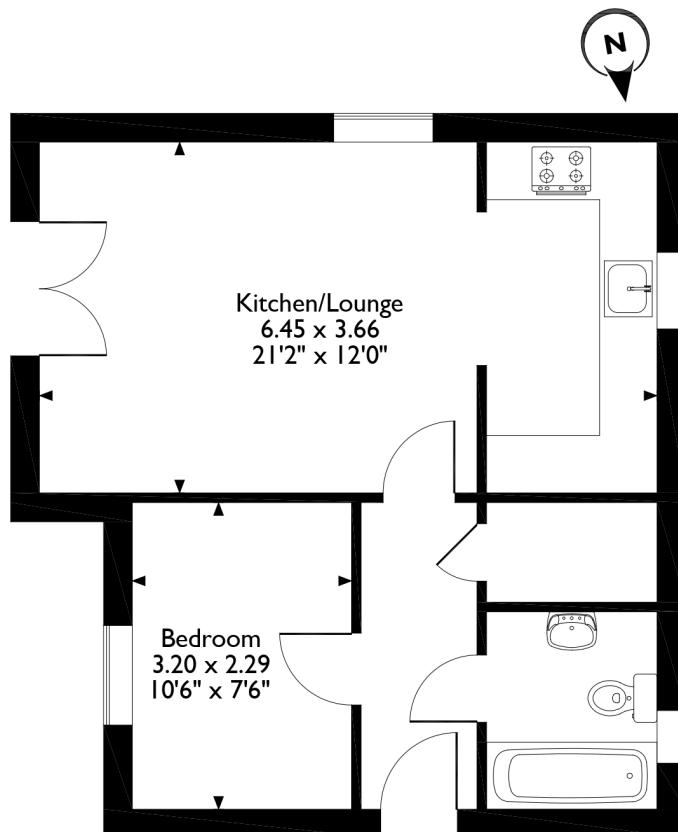
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Ambleside, Purfleet, Essex



## First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	71	76
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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