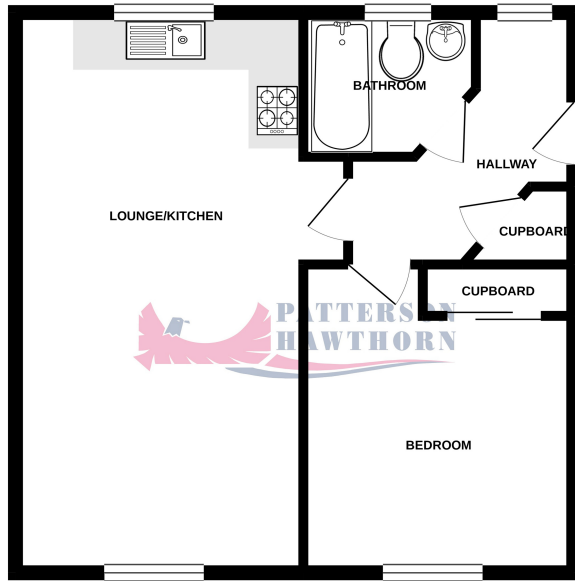


GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreapp (2020)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



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Kendal, Purfleet

£160,000

- ONE DOUBLE BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- IMMACULATE THROUGHOUT
- APPROX 0.6 MILES TO PURFLEET C2C STATION
- ALLOCATED PARKING & COMMUNAL GARDENS
- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY
- EPC Rating C



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GROUND FLOOR

Communal Entrance

Via security entrance into communal hallway, stairs to first floor.

FIRST FLOOR

Front Entrance

Via hardwood front door into:

Hallway

Double glazed window, storage cupboard housing water tank, electric radiator, wood grain effect vinyl flooring.

Bedroom

12' 4" x 10' 8" (3.75m x 3.24m). Double glazed windows, fitted wardrobe with sliding mirror doors, electric radiator, fitted carpet.



Bathroom

Panelled bath with shower, hand wash basin with chrome mixer tap, low level flush WC, LED inset spotlights to ceiling, opaque double glazed windows, ceramic tiled splash backs, wood grain effect vinyl flooring.

Open Plan Kitchen / Living Area

22' 2" x 11' 4" (6.75m x 3.45m)
Kitchen area: a range of matching wall and base units, sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, four ring electric hob, space for free standing fridge/freezer, breakfast bar area, laminate splash backs, tile effect vinyl flooring, LED inset spotlights to ceiling, two sets of double glazed windows. Lounge area: electric radiator, fitted carpet.

EXTERIOR

Front Exterior

Communal gardens, one allocated parking space, one visitors parking space.