


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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	

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Caspian Way, Purfleet-on-Thames

£245,000

- TWO DOUBLE BEDROOM THIRD (TOP) FLOOR FLAT
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- RE-FITTED KITCHEN & BATHROOM
- 15' x 13' RECEPTION ROOM WITH JULIET BALCONY
- LARGE LOFT SPACE
- NO ABOVE NEIGHBOURS
- ALLOCATED PARKING TO REAR
- COMMUNAL PARKING TO FRONT





GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to third (top) floor.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Loft hatch to ceiling giving access to boarded loft, radiator, built-in storage cupboard housing boiler, additional built-in storage cupboard, fitted carpet.

Reception Room

4.71m x 4.01m (15' 5" x 13' 2") Double glazed windows and double doors to front opening to Juliet balcony, two radiators, fitted carpet.



Kitchen

2.68m x 2.59m (8' 10" x 8' 6") Double glazed windows to rear, a range of matching wall and base units, marble effect laminate work surfaces, one and half bowl inset black sink and drainer with extendable mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for appliances, space for freestanding fridge freezer, laminate splash back, laminate flooring.



Bedroom One

5.07m x 2.88m (16' 8" x 9' 5") Double glazed windows to front, radiator, wardrobe to remain, fitted carpet.

Bedroom Two

3.45m x 2.59m (11' 4" x 8' 6") Double glazed windows to rear, radiator, single wardrobe to remain, fitted carpet.



Bathroom

2.36m x 1.71m (7' 9" x 5' 7") Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on drawer units, panelled bath, rainfall shower, gunmetal grey radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Exterior

One allocated parking space.

Front Exterior

Communal parking.

