



TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B	84	84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Caspian Way, Purfleet

£190,000

- TWO BEDROOMS
- GROUND FLOOR FLAT
- CLOSE TO STATION
- IDEAL FIRST TIME BUY/INVESTMENT
- MODERN DEVELOPMENT
- VIEWING HIGHLY RECOMENDED
- PARKING
- CHAIN FREE



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.



GROUND FLOOR

Communal Entrance

Via security phone entry system.

Front Entrance

Via composite door into:

Hallway

Electric heater to side, two built in storage cupboards, wood grain effect laminate flooring.

Lounge / Diner

6.06m x 3.45m (19' 11" x 11' 4") Two sets of double glazed windows to front, electric heater to side, wood grain effect laminate flooring.

Kitchen

2.87m x 2.61m (9' 5" x 8' 7") Range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven with four ringed electric hob, extractor hood, space for free standing fridge freezer, tiled splash backs, tiled flooring.

Bedroom One

3.46m x 3.32m (11' 4" x 10' 11") Double glazed windows to rear, electric heater, wood grain effect laminate flooring.



Bedroom Two

3.46m x 2.67m (11' 4" x 8' 9") Double glazed windows to rear, electric heater, wood grain effect laminate flooring.

Bathroom

Comprising low level flush WC, hand wash basin, panelled bath, shower, hand towel radiator, tiled walls, tiled flooring.

