

## 01708 400 400

Ockendon@pattersonhawthorn.co.uk



# 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

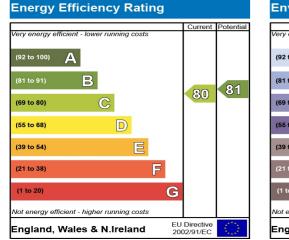


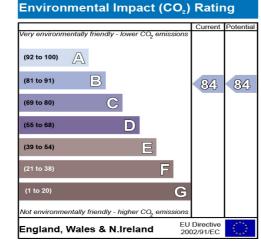


See our full selection of properties online at www.pattersonhawthorn.com



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 eror, 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 applances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix 82019





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 of 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**

 $3.46m \times 3.32m (11'4" \times 10'11")$  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.