

Ground Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



Total area: approx. 49.6 sq. metres (533.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	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	

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Kendal, Purfleet-on-Thames

£175,000

- ONE BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- EXCELLENT CONDITION & WELL PRESENTED
- 104 YEARS REMAINING ON LEASE
- 23' x 12' MODERN, OPEN PLAN KITCHEN/RECEPTION
- COMMUNAL GARDEN & ALLOCATED PARKING
- APPROX 0.7 MILES TO PURFLEET C2C STATION
- APPROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE
- EASY ACCESS TO A13 & M25



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GROUND FLOOR

Communal Entrance

Via security phone entry system, communal hallway leading to:

Front Entrance

Via hardware door opening into:

Entrance Hall

Electric heater, built-in storage cupboard housing water tank, fitted carpet.



Kitchen / Reception Room

7.2m x 3.69m (23' 7" x 12' 1")

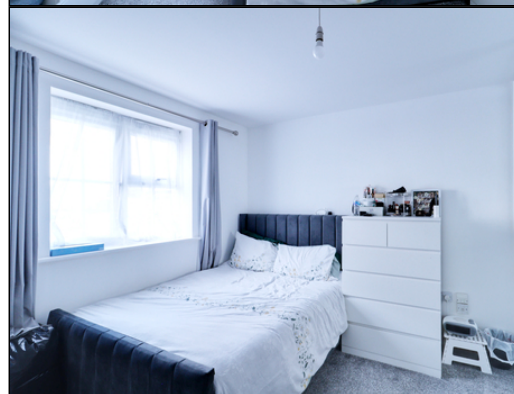
Kitchen area; inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, laminate splash backs, vinyl flooring, reception area; double glazed windows to rear, two electric heaters, fitted carpet.



Bedroom

3.58m x 3.4m (11' 9" x 11' 2")

Double glazed windows to rear, electric heater, fitted wardrobe with sliding mirror doors, fitted carpet.



Bathroom

2.1m x 1.7m (6' 11" x 5' 7") Low-level flush WC, hand wash basin with tiled splash back, panelled bath, shower, tiled flooring.

EXTERIOR

One allocated parking space to front. Communal garden.

