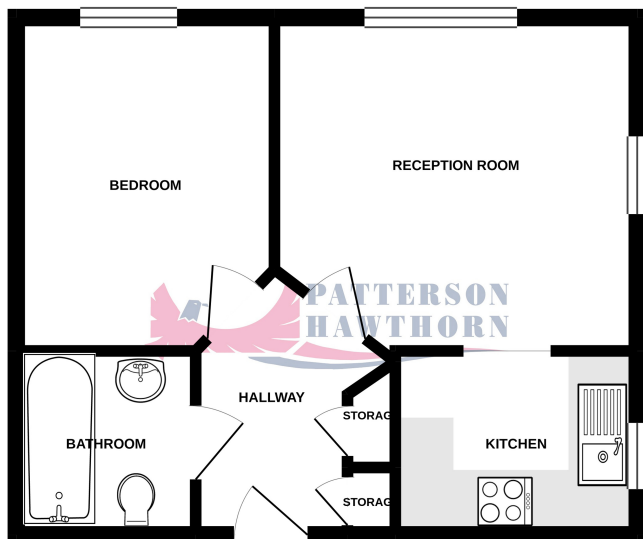


GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 369 sq.ft. (34.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Merge 10/2023

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	78	80
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	78	80
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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## Caspian Way, Purfleet

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- GROUND FLOOR FLAT
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- OVER 100 YEAR LEASE
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- APPROX 0.5 MILES TO PURFLEET C2C STATION
- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY



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## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system.

### **Front Entrance**

Via hardwood door into:

### **Hallway**

Two built-in storage cupboards, laminate flooring.

### **Reception Room**

3.75m x 3.44m (12' 4" x 11' 3") Double glazed windows to front and side, electric heater, laminate flooring.



### **Kitchen**

2.5m x 1.87m (8' 2" x 6' 2") Double glazed windows to front, spotlight to ceiling, 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, space for free standing fridge freezer, integrated oven (Brand new oven to be installed), four ringed electric hob, extractor hood, tiled splash backs, tile effect vinyl flooring.

### **Bedroom**

3.44m x 2.67m (11' 3" x 8' 9") Double glazed windows to side, electric heater, fitted carpet.

### **Bathroom**

1.95m x 1.88m (6' 5" x 6' 2") Low level flush WC, hand wash basin, panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Exterior (Rear)**

One allocated parking space.