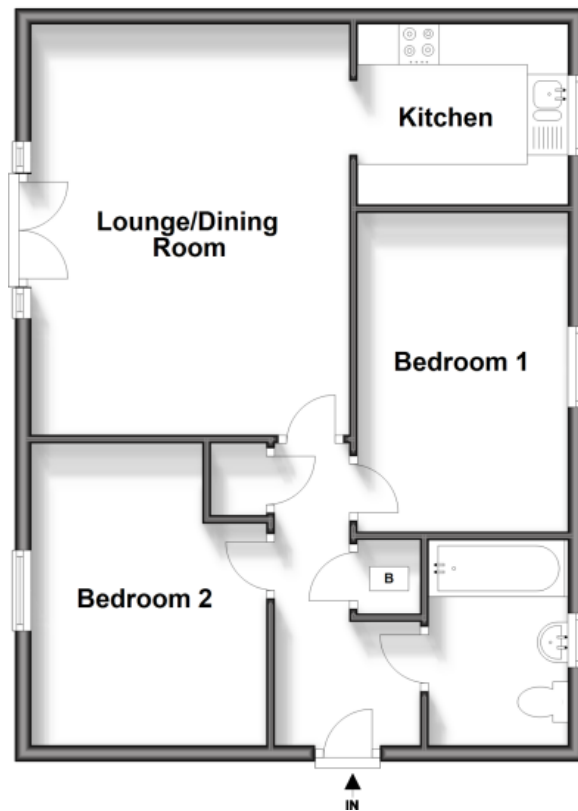


Third Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(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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Ockendon@pattersonhawthorn.co.uk



Caspian Way, Purfleet-on-Thames

£210,000

- TWO BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- 104 YEARS REMAINING ON LEASE
- ALLOCATED PARKING
- APPROX 0.6 MILES TO PURFLEET C2C STATION
- APPROX MIN DRIVE TO LAKESIDE SHOPPING CENTRE
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- EPC RATING C & COUNCIL TAX BAND C



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GROUND FLOOR

Communal Entrance

Via security phone entry system, communal hallway leading to:

Front Entrance

Via hardwood door opening into:

Entrance Hall

Two built-in storage cupboards, wall mounted security entrance phone, fitted carpet.

Reception Room

4.62m x 4.0m (15' 2" x 13' 1") Double glazed windows to front, electric heater, fitted carpet.



Kitchen

2.6m x 2.47m (8' 6" x 8' 1") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for appliance, space for freestanding fridge freezer, tiled splashbacks, vinyl flooring.



Bedroom One

3.77m x 2.88m (12' 4" x 9' 5") Double glazed windows to front, electric heater, fitted carpet.

Bedroom Two

3.45m x 2.6m (11' 4" x 8' 6") Double glazed windows to rear, electric heater, fitted carpet.



Bathroom

2.38m x 1.7m (7' 10" x 5' 7") Double glazed windows to rear, low-level flush WC, hand wash basin, panelled bath, electric shower, electric heated towel rail, part tiled walls, vinyl flooring.



EXTERIOR

Front Exterior

One allocated parking space.