





Energy Efficiency Rating

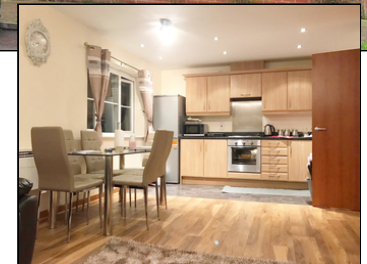
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	76	82
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	71	71
(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	

Kendal, Purfleet
GUIDE PRICE £195,000

- TWO BEDROOMS
- TWO BATHROOMS
- EXCELLENT CONDITION THROUGHOUT
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- APPROX 0.7 MILES TO STATION
- HEALTHY LEASE LENGTH
- FIRST FLOOR FLAT
- GUIDE PRICE OF 195,000 - 205,000



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GROUND FLOOR

Entrance

Communal entrance via security phone entry system, stairs to:

FIRST FLOOR

Entrance

Hard wood front door into:

Hallway

Economy 7 electric radiator to side, fitted carpet, storage cupboard housing water tank.

Bedroom One

15' 1" x 10' 2" (4.61m x 3.10m) uPVC framed double glazed fixed and casement windows to side, uPVC framed double glazed fixed and casement window to rear, electric radiator to side, fitted wardrobe with mirrored sliding doors, fitted carpet

En Suite

Comprising shower cubicle, low level flush w/c hand wash basin with chrome mixer tap, uPVC framed double glazed opaque casement window to rear, ceramic tiled splash back, non slip vinyl flooring, spotlights to ceiling



Bedroom Two

12' 2" x 7' 3" (3.71m x 2.20m) uPVC framed double glazed fixed and casement window to rear, fitted carpet, electric radiator.

Bathroom

Comprising spotlights to ceiling, panelled bath with shower attachment, low level flush w/c, hand wash basin with chrome mixer tap, ceramic tiled splash back, non slip vinyl flooring.

Open Plan Kitchen/Lounge

22' 3" x 11' 5" (6.77m x 3.49m) Spotlights to ceiling, three uPVC double glazed fixed and casement windows two to front, one to side, kitchen area has a range of matching wall and base units, roll edge laminate work surface, sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob and extractor hood, space and plumbing for washing machine, space for freestanding fridge/freezer, tile effect vinyl flooring. Lounge area has two electric radiators to side, fitted carpet.



EXTERIOR

Communal Gardens and Parking.

