



**Harrisons Wharf  
Purfleet-on-Thames  
Essex  
RM19 1QW**

**Offers In Excess Of £214,000**

**bettermove**



# Harrisons Wharf Purfleet-on-Thames

Flat in Purfleet, available CHAIN FREE, sold with TENANTS in situ for IMMEDIATE investment. Call for details!

Bettermove are delighted to welcome to the market this lovely two bedroom first floor flat in Purfleet, available with no forward chain.

The property is leasehold with 125 years on the lease from 1998; the ground rent is £110pa and the service charge is £768pa.

The property is currently tenanted and will be sold with tenants in situ - rental yields can be obtained through Bettermove. The council tax band is C.

The interior of this well-presented property consists of a spacious lounge, fitted kitchen, 2 double bedrooms and bathroom. The exterior boasts an allocated parking space.

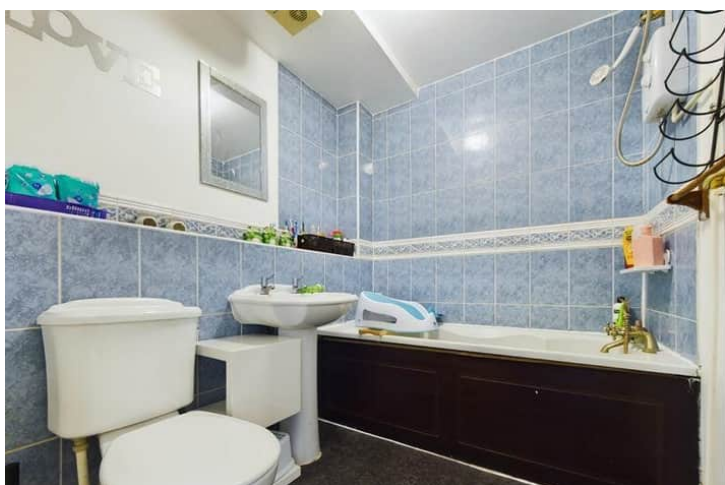
Situated in the popular area of Purfleet, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Transport connections can be found from Purfleet rail station, the A282, A13 and the M25.


This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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