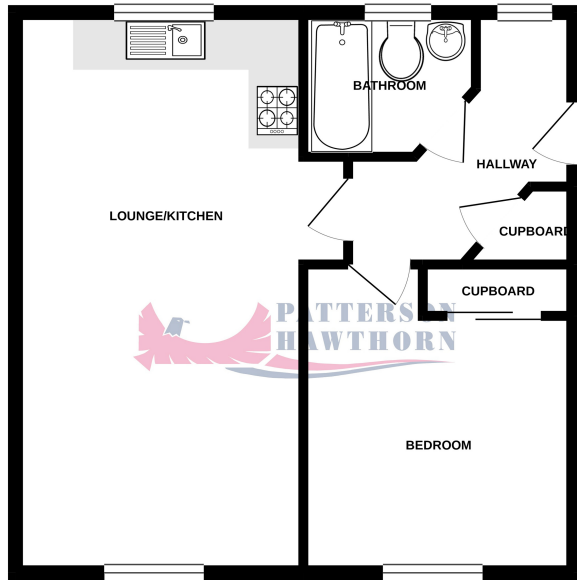


GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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.
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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 (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	72	72
(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	



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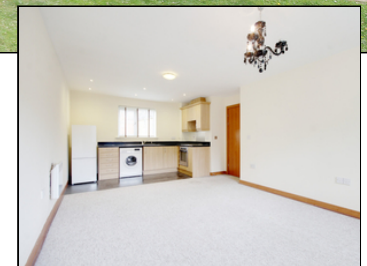
Ockendon@pattersonhawthorn.co.uk



Kendal, Purfleet

£170,000

- ONE DOUBLE BEDROOM
- FIRST FLOOR FLAT
- IMMACULATE THROUGHOUT
- EASY ACCESS TO A13 & M25
- APPROX 0.6 MILES TO STATION
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN



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GROUND FLOOR

Entrance

Via security entrance into communal hallway, stairs to:

FIRST FLOOR

Entrance

Via hardwood front door into:

Hallway

uPVC framed double glazed casement window, storage cupboard housing water tank, electric radiator, wood grain effect vinyl flooring.

Bedroom

12' 4" x 10' 8" (3.75m x 3.24m) uPVC framed double glazed fixed and casement window, fitted wardrobe with sliding mirror doors, electric radiator, fitted carpet.

Bathroom

Comprising of panelled bath with shower, hand wash basin with chrome mixer tap, low level close coupled w.c., LED inset spotlights to ceiling, uPVC framed opaque double glazed fixed and casement window, ceramic tiled splash backs, wood grain effect vinyl flooring.



Open Plan Lounge/Kitchen

22' 2" x 11' 4" (6.75m x 3.45m) Range of matching wall and base units with sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, four ring electric hob, space for free standing fridge/freezer, laminated splash backs, tile effect vinyl flooring, LED inset spotlights to ceiling, two sets of uPVC framed double glazed fixed and casement windows. Lounge area has electric radiator and fitted carpet.

NB: The property is in close proximity to the A13, M25 and Lakeside Shopping Centre

EXTERIOR

Exterior

Communal gardens, allocated parking for one motor vehicle, visitors parking