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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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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Griffiths Road, Purfleet-on-Thames

£180,000

- ONE BEDROOM SECOND (TOP) FLOOR FLAT
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- 109 YEARS REMAINING ON LEASE
- 17' BAY FRONTED RECEPTION ROOM
- BALCONY
- ALLOCATED PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



APPROX 1.1 MILES TO PURFLEET GSS STATION



GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to second (top) floor.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Loft hatch to ceiling, radiator, built-in storage cupboard housing fuse box, fitted carpet.

Reception Room

5.32m (into bay) x 3.26m (17' 5" x 10' 8"). Double glazed bay windows to front, two radiators, fitted carpet, uPVC framed double glazed double doors to side opening to balcony.



Bedroom

4.29m (max) x 3.06m (14' 1" x 10' 0"). Double glazed windows to front, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

Kitchen

3.01m x 2.15m (9' 11" x 7' 1"). Double glazed windows to side, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, laminate splashbacks, vinyl flooring.



Bathroom

2.15m (max) x 1.96m (7' 1" x 6' 5"). Low level flush WC, hand wash basin, panelled bath, radiator, part tiled walls, vinyl flooring.



Exterior

Front Exterior

One allocated parking space, communal gardens.

