

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England, Scotland & Wales	EU Directive 2002/91/EC	

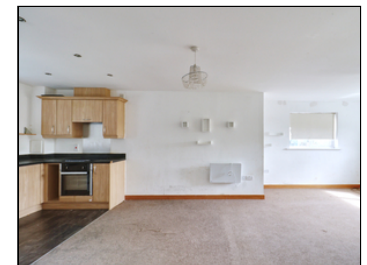
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Kendal, Purfleet-on-Thames

£190,000

- TWO BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- 26' (max) OPEN PLAN KITCHEN/RECEPTION
- ENSUITE SHOWER ROOM/WC TO BEDROOM ONE
- ADDITIONAL BATHROOM
- ALLOCATED PARKING
- ONLY 0.4 MILES TO PURFLEET C2C STATION (APPROX)
- APPROX 7 MIN DRIVE TO LAKESIDE SHOPPING CENTRE
- IDEAL FIRST TIME BUY





GROUND FLOOR

Communal Entrance

Via security phone entry system, communal ground floor hallway to:

Front Entrance

Via hardwood door opening into:

Entrance Hall

Built-in storage cupboard housing water tank, electric heater, fitted carpet.

Open Plan Kitchen/Reception

8.18m (max) x 4.5m (26' 10" x 14' 9") > 3.6m (11' 10"). Kitchen area; double glazed windows to front, inset spotlights to ceiling, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, laminate splashbacks, vinyl flooring. Reception area; double glazed windows to rear and side, two electric heaters, fitted carpet.



Bedroom One

4.08m (into fitted wardrobe) > 3.6m (13' 5" > 11' 10") x 3.01m (9' 11"). Double glazed windows to front, electric heater, fitted wardrobe with sliding mirrored doors, fitted carpet.

Ensuite Shower Room

3m x 1.85m (9' 10" x 6' 1") > 1.38m (4' 6"). Obscure double glazed window to front, inset spotlights to ceiling, floating WC, hand wash basin with tiled splashback, shower cubicle, vinyl flooring.



Bedroom Two

3m x 2.91m (9' 10" x 9' 7"). Double glazed windows to rear, electric heater, fitted carpet.

Bathroom

2.91m > 1.71m (9' 7" > 5' 7") x 2.24m (7' 4"). Obscure double glazed window to rear, inset spotlights to ceiling, panelled bath with shower attachment, floating WC, hand wash basin with tiled splashback, vinyl flooring.



EXTERIOR

Front Exterior

Communal garden area. One allocated parking space.

