



Kempsters

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ESTATE AGENTS

1 Talus Close
Watts Wood Purfleet-On-Thames RM19

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Asking price
£125,000

This ground floor studio flat is situated conveniently for A13/M25 road links and Purfleet c2c station. Features include electric heating, lounge/bedroom, kitchen, shower room, communal gardens plus allocated parking.



- Good Location Close To A13/M25 Road Links
- Within Walking Distance Of Purfleet c2c Station
- Lounge/Bedroom 15'7 x 10'5<13'7
- Kitchen 7'10 x 5'7
- Shower Room
- Approximately 95 Years Remaining On Lease
- Service Charges/Ground Rent £104 Per Month

ENTRANCE HALL

Textured ceiling, entry phone, built-in storage cupboard, wall mounted electric heater, power point, carpet.

LOUNGE/BEDROOM

15'7 x 10'5<13'7 (4.57m'2.13m x 3.05m'1.52m<3.96m'2.13m)

Square bay window to front, textured ceiling, power points, carpet. Archway to:

KITCHEN

7'10 x 5'7 (2.13m'3.05m x 1.52m'2.13m)

Window to side, textured ceiling, base and eye level units with rolled edge work surfaces, inset single drainer sink unit, appliance spaces, part tiling to three walls, power points, laminate floor.

SHOWER ROOM

Textured ceiling, extractor fan, suite comprising shower cubicle, vanity unit inset wash hand basin and low flush toilet, vinyl flooring.

EXTERIOR

Communal gardens plus allocated parking space.

LEASE DETAILS AND SERVICE CHARGES

Approximately 95 years remaining on lease

Service Charges/Ground Rent: £104 per month





Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100 A			81-91 B		
81-91 B			69-80 C		
71-80 C			58-68 D		
61-70 D			47-57 E		
51-60 E			36-46 F		
41-50 F			25-35 G		
31-40 F			14-24 G		
21-30 G					
1-20 G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	