



Kempsters
ESTATE AGENTS

56 Coniston Avenue
Purfleet RM19 1PR



Asking price
£175,000

This lovely one bedroomed ground floor apartment is situated within easy walking distance of Purfleet c2c rail station. The property has been maintained to the highest of standards throughout and includes an attractive lounge, quality fitted kitchen, stylish bathroom, double bedroom and allocated parking.



- Electric Heating
- Double Glazing
- Lounge 12'3 x 12'2
- Fitted Kitchen With Integrated Appliances 8'9 x 5'7
- Bedroom 12'2 x 10'4
- Stylish Bathroom
- Parking Space
- No Onward Chain
- Long Lease



ENTRANCE HALLWAY

20'2 x 3'4 (6.15m x 1.02m)

Smooth plastered ceiling, entry phone, built-in airing cupboard, wall mounted electric heater, power points, laminate floor.

LOUNGE

12'3 x 12'2 (3.73m x 3.71m)

Double glazed window to front, smooth plastered ceiling, wall mounted electric heater, power points, laminate floor. Open plan to:

KITCHEN

8'9 x 5'7 (2.67m x 1.70m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, extractor and fridge/freezer, space and plumbing for washing machine, part tiling to three walls, power points, laminate floor.

BEDROOM

12'2 x 10'4 (3.71m x 3.15m)

Double glazed window to front, smooth plastered ceiling, wall mounted electric heater, power points, fitted carpet.

BATHROOM

6'10 x 5'7 (2.08m x 1.70m)

Smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, extractor fan, heated towel rail, tiling to three walls, tiled floor.

EXTERIOR

Allocated parking space.

LEASE DETAILS AND SERVICE CHARGES

Approximately 138 years remaining on lease

Ground rent: £164 per year

Service charges: t Approx £1,270 per year

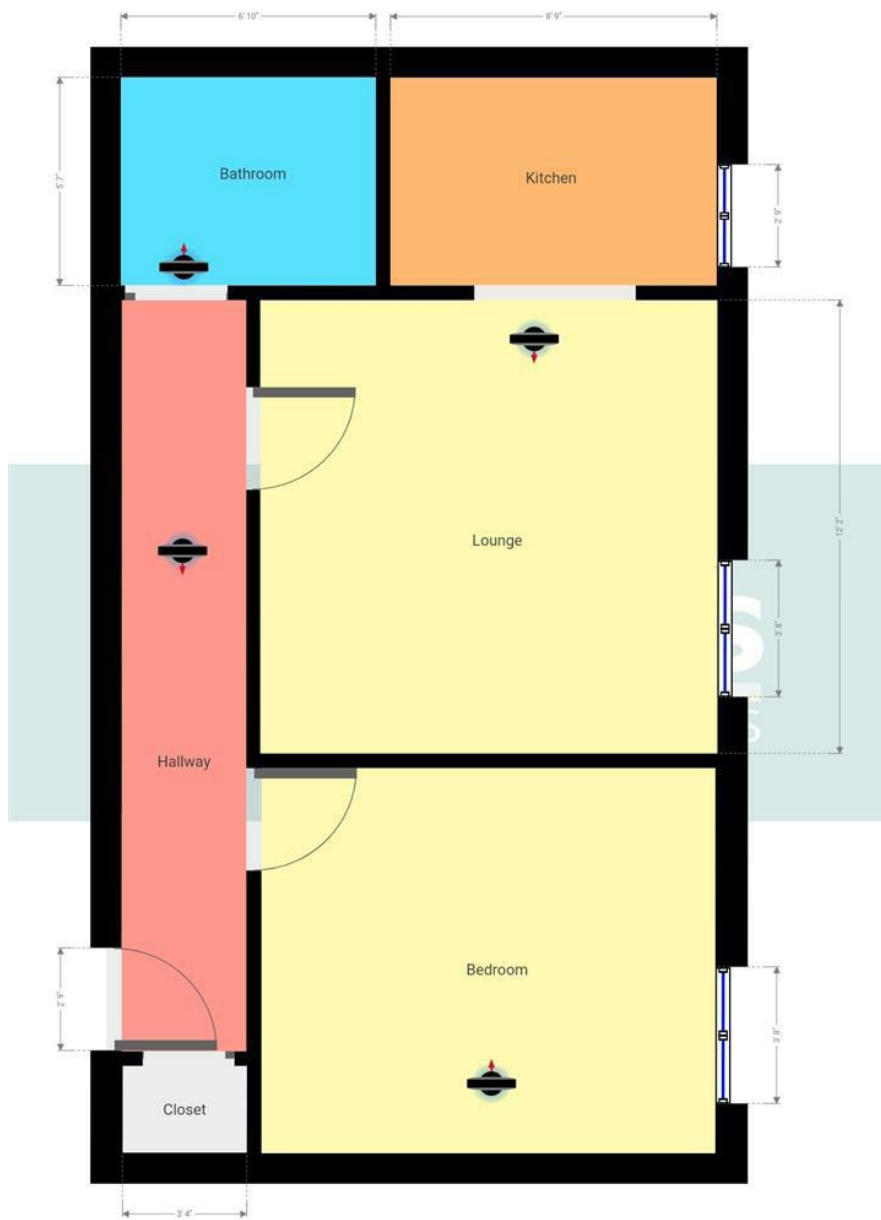












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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

