

PROFESSIONALS IN PROPERTY SINCE 1880



54/56 Barking Road
East Ham, London E6 3BP
Telephone: (020) 8472 4422
Property Management: (020) 8471 4224
Fax: (020) 8471 5052
E-mail: eastham@mcdowalls.com
Website: www.mcdowalls.com

25 Brimfield Road, Purfleet, RM19 1RQ



Asking price £204,995

25 Brimfield Road, Purfleet, RM19 1RQ

Located on the popular Watts Wood development in Purfleet on Thames within close proximity to Lakeside Shopping Centre and Retail Park is this well maintained two bedroom ground floor flat with allocated parking. Purfleet Station, served by the C2C Grays to Fenchurch Street line is just under 1.5 miles.

Purfleet on Thames is currently undergoing a major regeneration programme to provide a new town centre, restaurant, bars, university, train station and new homes.

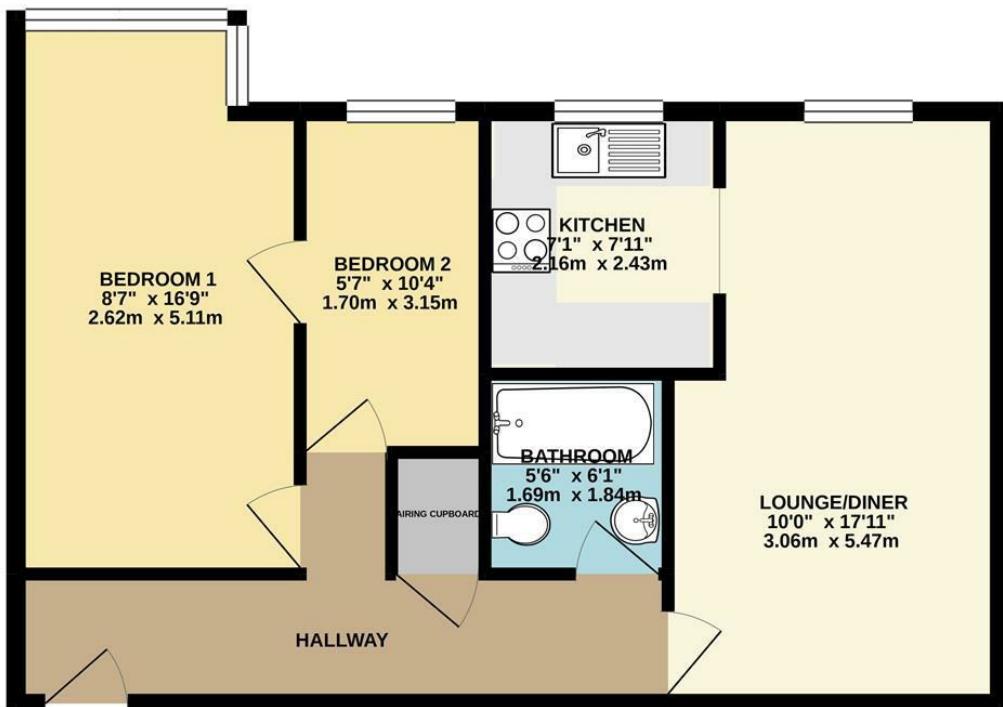
**TWO BEDROOMS
CLOSE TO A13, M25
LOCATED WITH REGENERATION AREA**

Lease = 125 Years From 1996 (100 Years Remaining)

Allocated Car Parking Space

Ground Rent - £0
Service Charge - £40 pcm
EPC - Band C
Council Tax - Band B (£1308 pa)

GROUND FLOOR 552 sq.ft. (51.3 sq.m.) approx.



2 BEDROOM GROUND FLOOR FLAT

TOTAL FLOOR AREA : 552 sq ft. (51.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2021



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

