



## Garrison Parade, Purfleet

**£174,995** Leasehold

**SOLD**

Property to Refurb

Three Bedroom Top Floor Maisonette with a Garage.

In need of some internal refurb, a great opportunity to get your hands on a 3 bedroom property close to C2C Station.

Garage | No Onward Chain | Off-street parking | Period Features | Wooden Floors | Close To Station |

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**Ali&Co**  
PROPERTY SERVICES



## Three Bedroom Top Floor Masionette

Property to Refurb

Three Bedroom Top Floor Maisonette with a Garage.

In need of some internal refurb, a great opportunity to get your hands on a 3 bedroom property close to C2C Station.

The property offers great living accommodation with a spacious lounge with access to a balcony.

Separate kitchen and a downstairs WC.

Upstairs you have three good size rooms, two are double.

and a family bathroom

In need of modernising throughout.

Council Tax Band: A (Thurrock Council)

Tenure: Leasehold (95 years)

Ground Rent: £0 per year

Service Charge: £900 per year

### Living room

w: 5.3m x l: 4.3m x h: 2.5m (w: 17' 5" x l: 14' 1" x h: 8' 2")

A spacious room with laminated flooring and access to a balcony.

### Kitchen

w: 2.5m x l: 5.2m x h: 2.5m (w: 8' 2" x l: 17' 1" x h: 8' 2")

Spacious kitchen with plenty of cupboard space.

### Bedroom 1

w: 4.5m x l: 2.5m x h: 2.5m (w: 14' 9" x l: 8' 2" x h: 8' 2")

Large double room,

### Bedroom 2

w: 2.3m x l: 2.8m (w: 7' 7" x l: 9' 2")

Good size double room

### Bedroom 3

w: 2.9m x l: 3.3m (w: 9' 6" x l: 10' 10")

Great size single room

### Bathroom

w: 1.8m x l: 2.4m (w: 5' 11" x l: 7' 10")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.