



## Heberden Court, Wingrove Drive, Purfleet

**£169,995** Leasehold

**SSTC**

Ali & Co are delighted to have on offer this GROUND FLOOR ONE BEDROOM APARTMENT 71 Year Lease Remains.

Walking Distance to Purfleet On Thames C2C station.  
Easy commute to London and surrounding areas.

Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Close to Town Centre | Ground Floor | One Bedroom Apartment | Free Parking |

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**Ali&Co**  
PROPERTY SERVICES

## GROUND FLOOR ONE BEDROOM APARTMENT FOR SALE

Ali & Co are delighted to have on offer this GROUND FLOOR ONE BEDROOM APARTMENT 71 Year Lease Remains.

Walking Distance to Purfleet On Thames C2C station.

Easy commute to London and surrounding areas.

The property offers fantastic living space, with a spacious lounge, separate kitchen, great size bathroom and a double bedroom, the property also benefits from free permit parking and visitor permit parking.

Within close proximity to Lakeside Shopping Centre, east access to A13/M25.

Internal viewings highly recommended.

Council Tax Band: A (Thurrock Council)

Tenure: Leasehold (71 years)

Ground Rent: £90 per year

Service Charge: £105 per month

Parking options: Off Street







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>		
(55-68) <b>D</b>	63	78
(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.