



## Harrisons Wharf, Purfleet-on-Thames

**£220,000** Leasehold

**SOLD**

Ali & Co are excited to present to the market a two bedroom apartment, perfectly situated in HARRISON WHARF, PURFLEET - ON - THAMES.

River Side Location | Modern two-bedroom riverside apartment | Well-presented accommodation | Main bedroom with en-suite | One allocated parking space | Short walking distance to Purfleet C2C Station | Excellent access to the A13 and M25 |

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**Ali&Co**  
PROPERTY SERVICES

## STUNNING TWO BEDROOM APARTMENT

Ali & Co are excited to present to the market a two bedroom apartment, perfectly situated in HARRISON WHARF, PURFLEET - ON - THAMES.

Discover this well appointed two-bedroom riverside apartment located in the desirable Harrisons Wharf development in Purfleet- on -Thames. Offering modern living, generous internal space and excellent transport links, this property is ideal for first-time buyers, investors, or commuters looking for easy access into London.

### LOCATION:

The surrounding area provides a blend of convenience and tranquility, with Purfleet- on -Thames Station offering direct C2C services into London Fenchurch Street, plus easy road access to the A13 and M25, making it an ideal location for commuters. Nearby riverside paths, parks, and local amenities add to the appeal.

### ACCOMODATION:

The property offers well arranged and comfortable living throughout, featuring a bright Lounge and dining area and a beautifully presented, spacious open plan kitchen that provides an ideal setting for modern living and entertaining. The home includes two generously sized bedrooms, with the main bedroom benefiting from its own en-suite bathroom.

### EXTERNALLY:

The property further benefits from one allocated parking space, providing convenient and secure off-street parking for residents. The development also enjoys a peaceful riverside setting with well maintained communal areas, adding to the overall appeal of this popular location.

Council Tax Band: D (Thurrock Council)

Tenure: Leasehold (100 years)

Ground Rent: £350 per year

Service Charge: £120 per month

Parking options: Residents

Garden details: Communal Garden

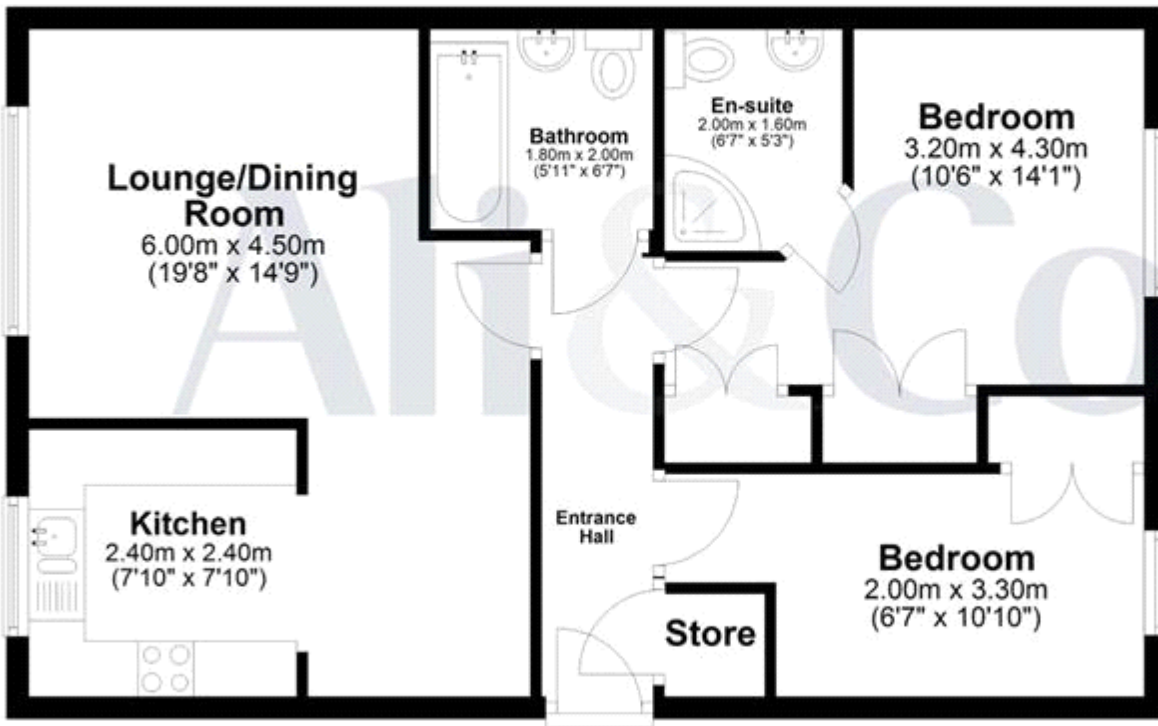
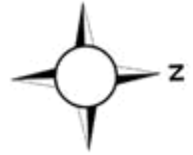
Electricity supply: Mains





## First Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



Total area: approx. 60.0 sq. metres (645.8 sq. feet)

## Harrisons Wharf



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>83</b>	<b>85</b>
<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/fittings 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.