

**To arrange a viewing contact us
today on 01268 777400**



Kendal, Purfleet-On-Thames Guide price £180,000

**** SECOND FLOOR **** LARGE ONE BEDROOM **** GUIDE PRICE £180,000 - £190,000 **** OPEN PLAN LIVING ****

Aspire are pleased to present this immaculately presented, larger-than-average one-bedroom top-floor apartment, ideal for first-time buyers looking for a stylish and well-connected home.

The property features a bright open-plan kitchen, dining and living area, a spacious double bedroom with fitted wardrobes, a modern bathroom and excellent storage, including additional loft space.

With a long lease, reasonable charges and allocated parking, this apartment offers both comfort and peace of mind.

Located less than half a mile from Purfleet Station, it is perfectly placed for commuters travelling into London.

Spacious, modern and ready to move into, this is a fantastic first step onto the property ladder and must be viewed.

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Communal Hallway

Inner Hall

Lounge

19'4 x 11'3 (5.89m x 3.43m)

Kitchen Area

9'2 x 7'8 (2.79m x 2.34m)

Bedroom

15'3 x 11'1 (4.65m x 3.38m)

Bathroom

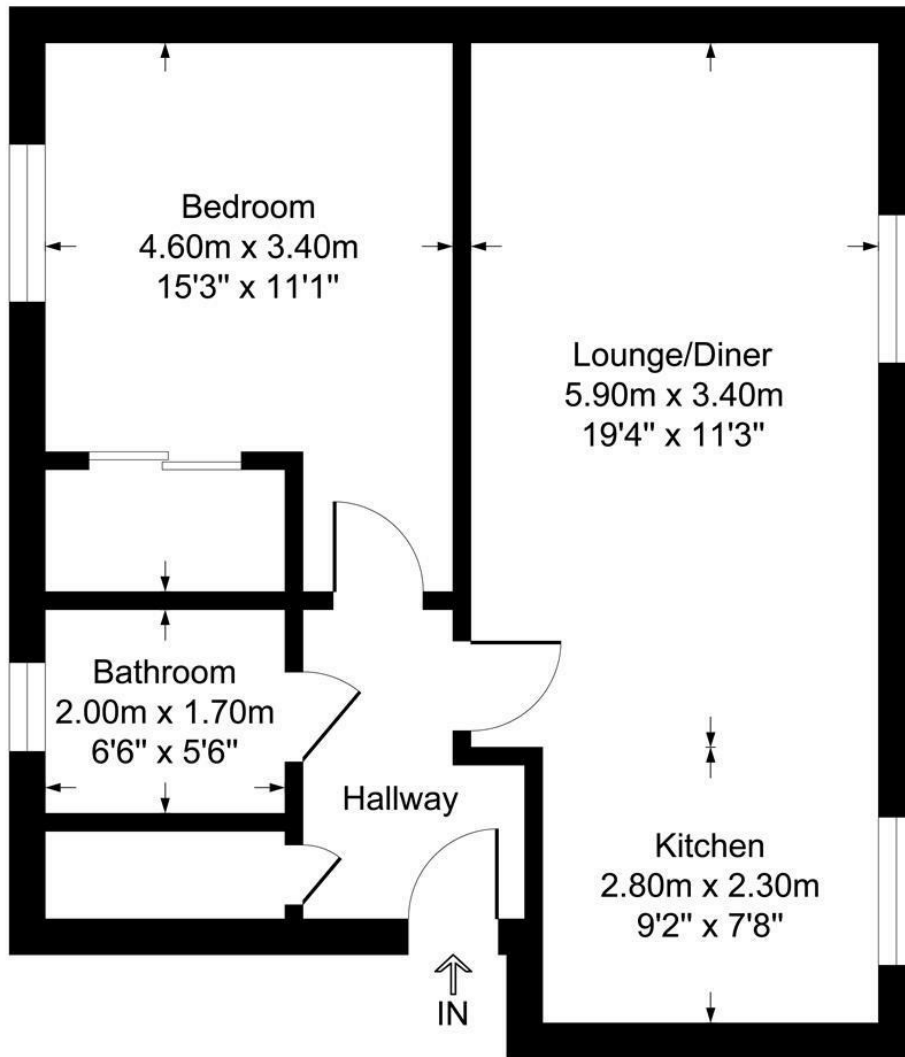
6'6 x 5'6 (1.98m x 1.68m)

Exterior

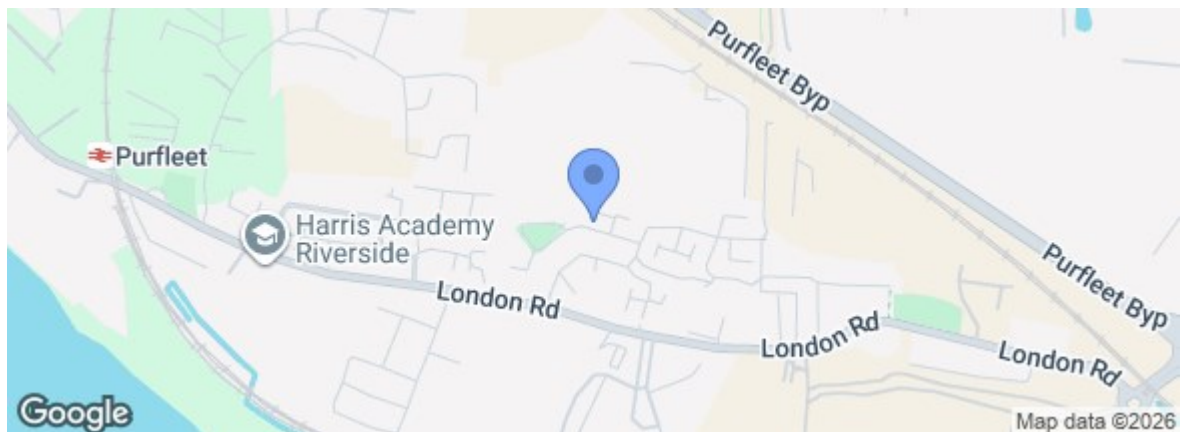
Allocated Parking

Kendal

Approximate Gross Internal Floor Area = 52.6 sq m / 566 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.