



# M&P Estates

**SALES | LETTINGS | PROPERTY MANAGEMENT**

## CASPIAN WAY

**PURFLEET | ESSEX | RM19 1LA**



**PRICE:- GUIDE PRICE £190,000**

We have been instructed by the vendor to market this well presented and maintained One Bedroom Ground Floor Flat situated in the popular development of Caspian Way, Purfleet, Essex. The property benefits from being only 0.7 miles from Purfleet station Fenchurch Street line.



**ONE BEDROOM**



**SECURITY ENTRY PHONE SYSTEM**



**DOUBLE-GLAZED (where specified)**



**RESIDENTS PARKING**



**ENERGY EFFICIENCY RATING 'C'**



**GROUND FLOOR FLAT**



**FITTED KITCHEN**



**ECONOMY 10 ELECTRIC HEATING**



**COUNCIL TAX BAND 'B'**

Accommodation comprises:-

**Lounge**

12' 4 x 11' 3 (3.75m x 3.44m)

**Kitchen**

8' 2 x 6' (2.49m x 1.82m)

**Bedroom**

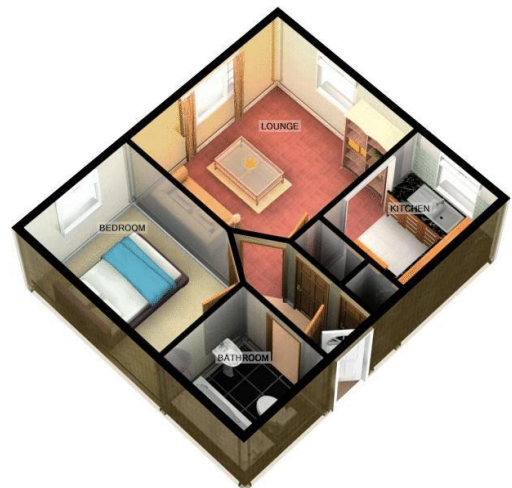
11' 3 x 8' 9 (3.44m x 2.67m)

**Bathroom**

6' 6 x 6' 2 (1.97m x 1.89m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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  
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## **VIEWING BY APPOINTMENT VIA M & P ESTATES**

**Telephone:- 01708 851999**

### **CONVEYANCING**

We can provide you with a Free No Obligation quotation for conveyancing purposes which includes:-

- No sale – no fee
- Fixed inclusive fees
- Client liaison team
- Weekly progress reports to you
- On-line tracking
- SMS instant text updates

### **AGENTS NOTE:**

1. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to M & P Estates not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
2. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
3. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through M & P Estates Limited.



# Energy Performance Certificate



93, Caspian Way, PURFLEET, RM19 1LA

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 26 November 2014  
**Date of certificate:** 26 November 2014

**Reference number:** 2568-3979-7249-3804-3900  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 33 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

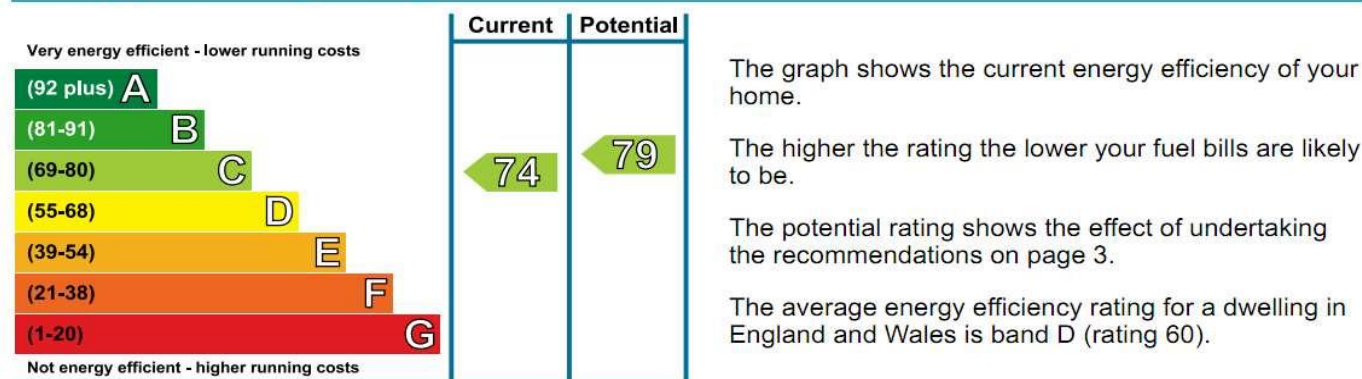
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,143</b>
<b>Over 3 years you could save</b>	<b>£ 246</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 87 over 3 years	
Heating	£ 684 over 3 years	£ 489 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
<b>Totals</b>	<b>£ 1,143</b>	<b>£ 897</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 139	✓
2 Low energy lighting for all fixed outlets	£15	£ 39	
3 Fan-assisted storage heaters	£600 - £800	£ 70	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.