

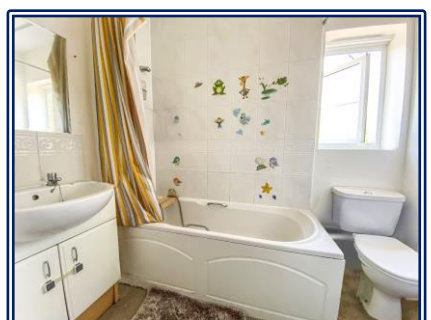
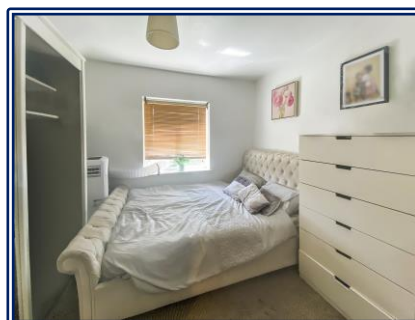


M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

WINDERMERE AVENUE

PURFLEET | ESSEX | RM19 1PZ



PRICE:- GUIDE PRICE £225,000

INVESTMENT OPPORTUNITY This modern first floor apartment is situated in Windermere Avenue, in Purfleet-On-Thames. The property benefits from two double bedrooms, an open kitchen/lounge area and allocated parking. Local amenities such as Lakeside shopping centre are easily accessed with transport links including M25 (Junction 30), A13 and Purfleet C2C Station. Call us today to book your personal accompanied viewing!



TWO BEDROOMS



MODERN KITCHEN



ALLOCATED PARKING



COUNCIL TAX BAND D



SERVICE CHARGE £1,550.70 P.A.



UPPER FLOOR FLAT



EN-SUITE TO BEDROOM 1



EPC RATING C



GROUND RENT £238 P.A.



LEASE REMAINING 138 YEARS

Accommodation comprises:-

Entrance Door

Hall

Lounge
16' x 12' 4 (4.88m x 3.78m)

Kitchen
12' 4 x 5' (3.78m x 1.55m)

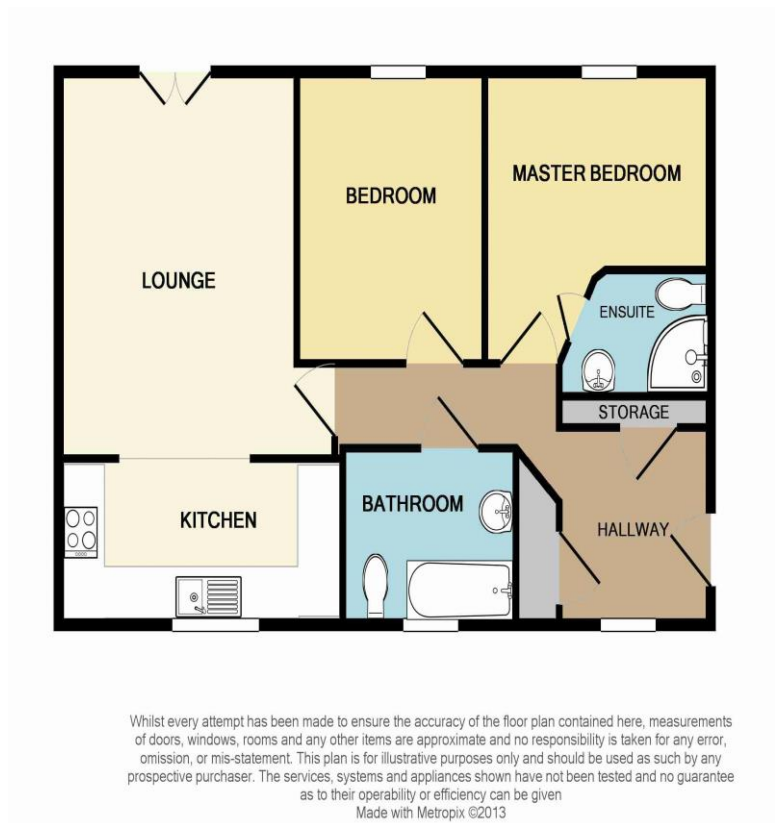
Bedroom One
12' 2 x 10' 11 (3.73m x 3.35m)

En-Suite

Bedroom Two
12' 2 x 8' 9 (3.73m x 2.69m)

Bathroom
8' 7 x 5' (2.64m x 1.55m)

Exterior



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
Made with Metropix ©2013

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



39, Windermere Avenue, PURFLEET, RM19 1PZ

Dwelling type: Top-floor flat
Date of assessment: 26 July 2013
Date of certificate: 26 July 2013

Reference number: 2368-9054-7213-1117-8944
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 m²

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

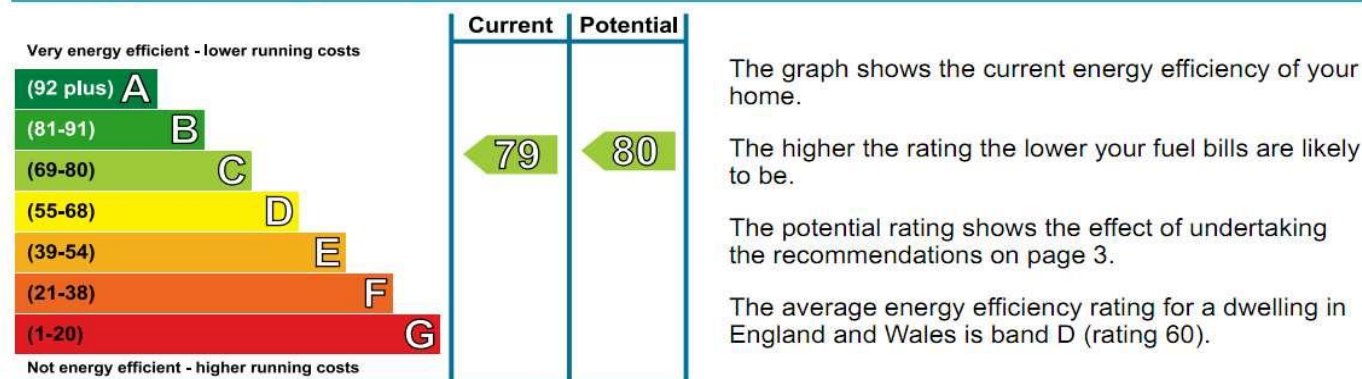
Estimated energy costs of dwelling for 3 years:	£ 1,200
Over 3 years you could save	£ 57

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 675 over 3 years	£ 618 over 3 years	
Hot Water	£ 384 over 3 years	£ 384 over 3 years	
Totals	£ 1,200	£ 1,143	

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 Fan-assisted storage heaters	£900 - £1,200	£ 57	

To find out more about the recommended measures and other actions you could take today to save money, visit 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.