



## Flat , Brighstone Court, Oakhill Road, Purfleet

**£155,000** Leasehold

**SOLD**

Ali & Co are delighted to have on offer this top floor ONE BEDROOM APARTMENT with Loft Storage.

Exceptionally well presented accommodation situated close to station.

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

Ali & Co are delighted to have on offer this top floor ONE BEDROOM APARTMENT with Loft Storage.

This property has fantastic facilities and amenities within the local area with C2C train a short walking distance from.

Entrance hall gives access to all rooms.  
Shower room comprises corner shower, feature wash hand basin and low level wc. Tiling to walls. Tiled flooring.  
Nice size lounge/diner gives access to kitchen. Double glazed window. Coved ceiling. Wooden style flooring.  
Kitchen offers a range of high gloss units with matching storage drawers and under unit lighting. Space for appliances. Wooden style work surfaces housing sink drainer with mixer tap. Tiling to splash backs. Electric hob, electric oven, stainless steel extractor hood.  
Double bedroom benefits from fitted wardrobe. Double glazed window.

The property has communal parking.

Exceptionally well presented accommodation situated close to station.

Council Tax Band: A (Thurrock Council)  
Tenure: Leasehold (68 years)  
Ground Rent: £80 per year  
Service Charge: £1,200 per year

#### Lounge

w: 4.27m x l: 2.82m x h: 2.5m (w: 14' x l: 9' 3" x h: 8' 2")  
A very well presented room, doubled glazed windows.



#### Bedroom 1

w: 2.77m x l: 2.44m (w: 9' 1" x l: 8' )  
Bedroom benefits from built in wardrobe

#### Kitchen

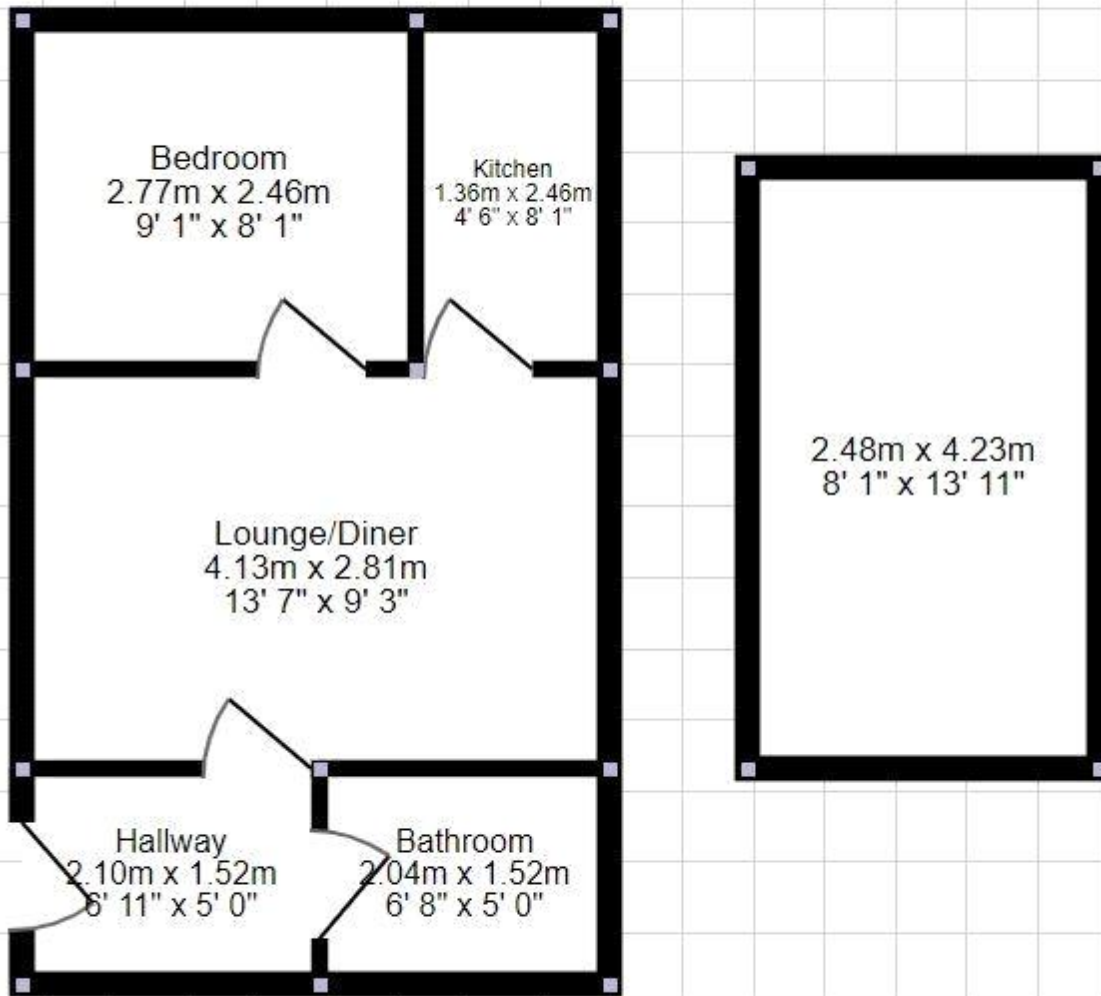
w: 2.46m x l: 1.37m x h: 2.5m (w: 8' 1" x l: 4' 6" x h: 8' 2")  
A very well utilised kitchen.

#### Outside

Allocated parking bay



## Top Floor Apartment



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	80
<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.