



## Flat , Heberden Court, Wingrove Drive, Purfleet

**£135,000** Leasehold

**SOLD**

Ali & Co are delighted to offer this fantastic BUY TO LET opportunity, top floor ONE BEDROOM APARTMENT situated close to Purfleet C2C station.

Allocated Parking | CHAIN FREE | Close to schools | Close To Station | TOP FLOOR APARTMENT |

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**Ali&Co**  
PROPERTY SERVICES

## ONE BEDROOM APARTMENT

Ali & Co are delighted to offer this fantastic BUY TO LET opportunity, top floor ONE BEDROOM APARTMENT situated close to Purfleet C2C station.

The property offers great accommodation with one double bedroom, family bathroom, spacious kitchen separate to the lounge area, double glazed throughout, the property is located by Purfleet C2C station and the new Harris Academy School.

Within easy reach of M25/A13 and very close to Lakeside Shopping Centre.

Council Tax Band: A (Thurrock Council)

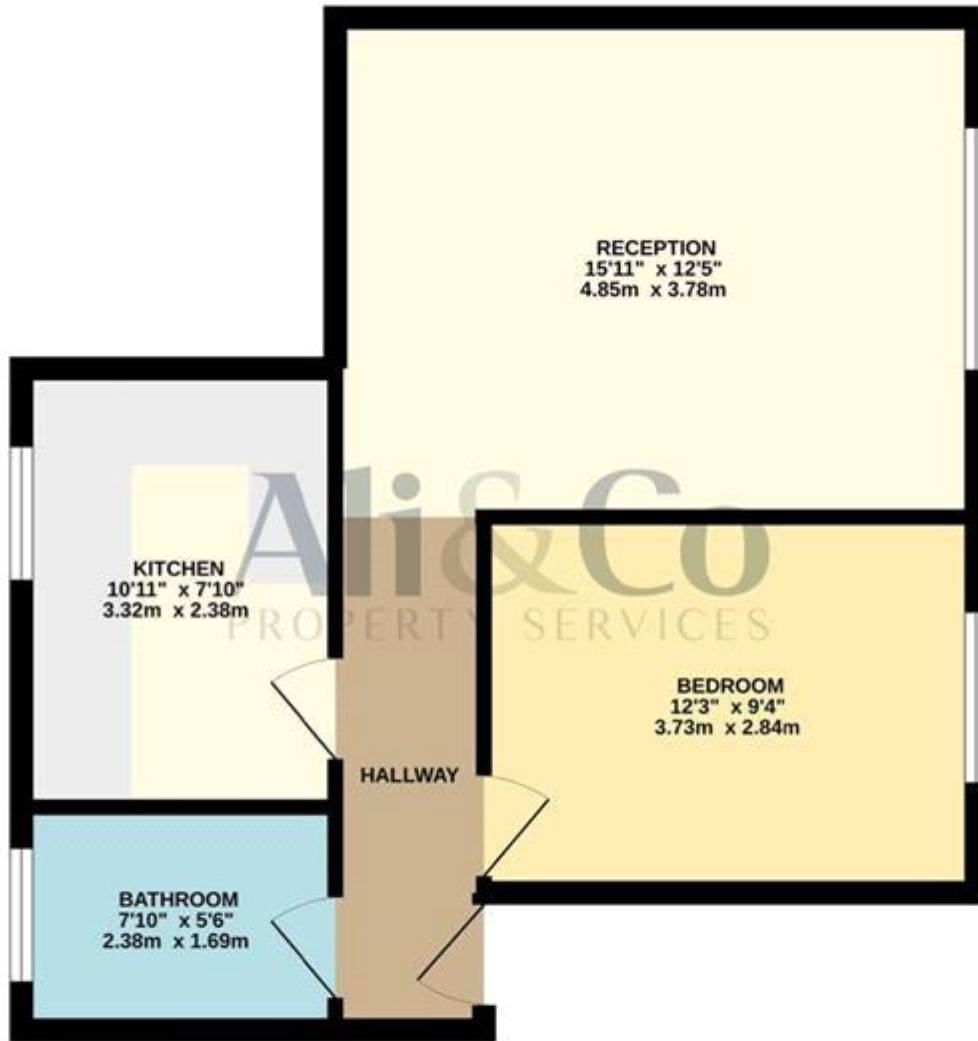
Tenure: Leasehold (69 years)

Ground Rent: £90 per year

Service Charge: £1,554.29 per year



GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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>	67	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

England & Wales 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.