



## LINNET WAY

PURFLEET, RM19 1TF

£135,000  
LEASEHOLD

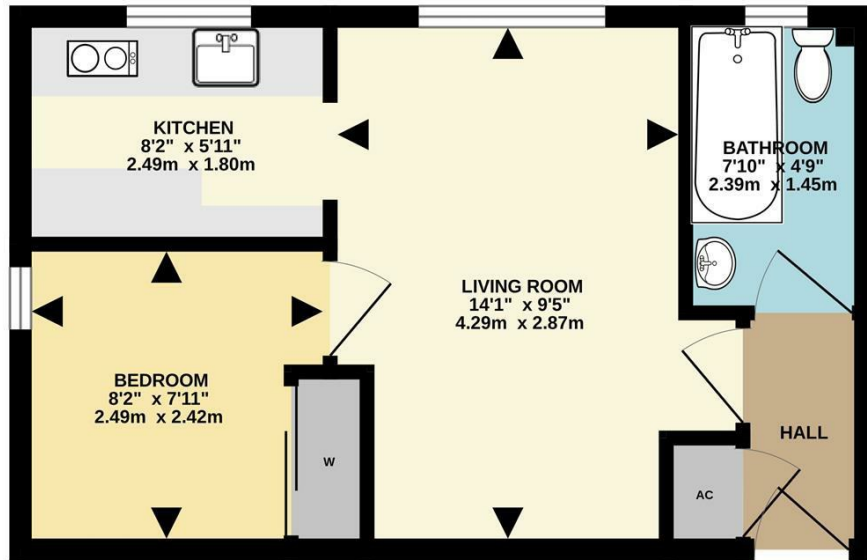
Thomas Marsh are delighted to present this well-maintained and modern one-bedroom ground floor apartment, benefiting from a recently fitted kitchen and updated electric heating throughout.

Ideally situated within a quiet residential cul-de-sac just off London Road, the property offers convenient access to Purfleet C2C Station, Harris Academy, and Purfleet Primary Academy, making it perfectly positioned for commuters and families alike.

This attractive home would make an excellent purchase for first-time buyers looking to step onto the property ladder, as well as investors seeking a strong addition to their portfolio.

**tm**  
thomas marsh

Ground Floor  
314 sq.ft. (29.2 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 314 sq.ft. (29.2 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 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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