



Wroxall Court, Linnet Way, Purfleet-On-Thames

Guide Price £120,000



- Beautifully presented one-bedroom ground floor apartment situated within the popular Wroxall Court
- Exceptional commuter location, positioned just 0.3 miles from Purfleet railway station with direct links into London
- Spacious and bright lounge/dining room offering the perfect space for relaxing, entertaining or working from home
- Stunning modern fitted kitchen featuring contemporary units and ample preparation and storage space
- Generous double bedroom providing comfortable accommodation with plenty of room for furnishings
- Stylish and well-appointed bathroom finished to a high standard
- Excellent road connectivity with convenient access to both the A13 and M25, ideal for commuters and frequent travellers
- Moments from Lakeside Shopping Centre, offering an extensive selection of shops, restaurants, cafés and leisure facilities
- Allocated parking facilities providing added convenience for residents and visitors
- Ideal purchase for first-time buyers, downsizers or buy-to-let investors seeking a well-connected and move-in-ready home



GUIDE PRICE - £120,000 - £140,000

Looking for a home that keeps life simple, stylish and superbly connected? Welcome to Wroxall Court, Purfleet.

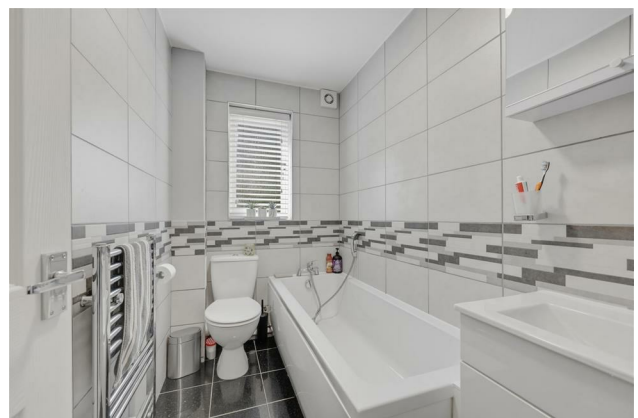
Ideally situated just 0.3 miles from Purfleet Station, this beautifully presented one-bedroom ground floor apartment offers excellent connectivity for commuters, with convenient access to the A13 and M25, making travel into London, Essex and beyond effortless.

For leisure and everyday convenience, Lakeside Shopping Centre is only a short distance away, providing an extensive range of shops, restaurants, cafés and entertainment options right on your doorstep.

Internally, the property comprises a welcoming entrance hallway, a spacious lounge/dining room ideal for relaxing or entertaining, a stylish fitted kitchen, a well-appointed bathroom, and a generous double bedroom designed for comfort and practicality.

Further benefits include allocated parking, providing added convenience and peace of mind.

Whether you're a first-time buyer, investor, or commuter seeking a well-connected home, this attractive apartment offers an excellent opportunity to enjoy modern living in a highly convenient location.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/flat-2-wroxall-court-linnet-way-purfleet-on-thames-rm19-1tx/5390037>

Annual Service Charge: £1,481.00 Including water bill
Annual Ground Rent: £160.00
Length of Lease: 63 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call



Ground Floor

