



Caspian Way, Purfleet-On-Thames

Guide Price £170,000



- No onward chain: One less moving part in the buying process and, potentially, a considerably cleaner route from offer accepted to getting those keys in your hand.
- Over 100 years remaining on the lease: An important practical advantage for prospective buyers and a reassuring feature to have already sitting firmly in the property's favour.
- Ground-floor position: Easy, convenient access with no daily stair-climbing expedition when you've returned home carrying shopping, a laptop bag and several questionable impulse purchases.
- Spacious lounge: A genuinely useful main living space with room to create separate lounging, dining or home-working zones rather than asking one tiny table to perform six different jobs.
- Open connection to the kitchen: The kitchen flows from the lounge, producing a sociable arrangement that works brilliantly for everyday living as well as entertaining friends and family.
- Comfortable double bedroom: Proper sleeping accommodation with the proportions you'd expect from a one-bedroom home, giving you space to create a relaxing bedroom rather than merely somewhere a bed technically fits.
- Secure communal entrance and intercom: The block benefits from controlled entrance access, adding everyday convenience and allowing you to establish who's calling before reaching for the communal door release.
- Purfleet station within walking distance: Leave the car behind and head for the train, making this a particularly attractive proposition for commuters and buyers wanting straightforward access towards the capital.



GUIDE PRICE: £170,000 - £180,000

Stylish ground-floor living meets commuter convenience in this spacious one-bedroom Caspian Way flat, offering secure entry, open-plan appeal, walkable rail links, long lease and no chain.

One bedroom. Ground floor. No onward chain. Over 100 years remaining on the lease. And a station within walking distance that can whisk you straight into London Fenchurch Street. Caspian Way has clearly understood the assignment.

Welcome to this well-presented one-bedroom ground-floor flat in Purfleet-on-Thames, a home that keeps things refreshingly simple: smart accommodation, a practical layout and excellent commuter credentials, all wrapped up in a property that is ready for its next owner.

The building itself is accessed via a secure entrance with intercom system, providing that reassuring extra layer between your front door and anyone claiming they were "just wondering if you've thought about changing your broadband provider."

Once inside the flat, an entrance hallway provides a proper arrival point and connects the accommodation neatly. No stepping straight from the communal hallway into the sofa here; there is a welcome sense of separation between the living and sleeping spaces.

The double bedroom offers comfortable proportions with room for the essentials without requiring an advanced qualification in furniture Tetris. Whether you're buying your first home, downsizing or looking for an investment, it's a genuinely useful bedroom rather than one where the word "double" requires considerable optimism.

There is also a well-appointed bathroom, while the real social hub of the flat is the spacious lounge, providing plenty of room for relaxing, entertaining, working from home or conducting the increasingly serious Sunday-night debate over what to watch next.

The lounge opens through to the kitchen, creating a sociable, connected living arrangement. It is exactly the sort of layout that works for modern life: dinner on, music playing, friends over and nobody preparing food banished to another room.

Then we come to location, because Caspian Way has a rather useful trick up its sleeve.

Purfleet railway station is within walking distance, providing direct rail services into London Fenchurch Street. That makes the property particularly appealing to commuters wanting London connectivity without necessarily wanting London-sized property prices. Morning coffee, walk to the station, train into the City. Commute content practically writes itself.

And when the working day is finished, you're heading home to Purfleet-on-Thames, with the Thames-side setting and wider Thurrock area on your doorstep.

For buyers thinking beyond the Instagram carousel and looking at the practical details, there is more good news: the property is offered with no onward chain, potentially making for a more straightforward purchase, while over 100 years remain on the lease.

In social-media terms? It's giving first-time buyer. It's giving commuter convenience. It's giving "I've finally stopped paying someone else's mortgage."



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/75-caspian-way-purfleet-on-thames-rm19-1la/5607803>

Annual Service Charge: £886.94

Annual Ground Rent: £231.00

Length of Lease: 103 years remaining approximately

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.



