



Kempsters
ESTATE AGENTS

24 Gabion Avenue
Watts Wood Purfleet RM19 1SE

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Asking price
£220,000

This lovely two bedroomed ground floor apartment has a really homely feel and comes with a sunny west facing rear garden and a double carport providing ample parking. The property is situated within the popular Watts Wood development which offers easy access to A13/M25 road links and Lakeside Shopping Centre. Other features include a spacious lounge/diner, fitted kitchen with integrated appliances, master bedroom with dressing area and a stylish bathroom.



- Electric Heating
- Spacious Lounge/Diner 18'3 x 10' < 10'6
- Fitted Kitchen 8'1 x 7'6 With Integrated Appliances
- Bedroom One 11'4 x 8'4 With Dressing Area
- Bedroom Two 11'3 x 5'8
- Stylish Bathroom
- Sunny West Facing Rear Garden
- Double Carport Providing Off Road Parking For Two Vehicles
- No Onward Chain



ENTRANCE HALL

Coved and textured ceiling, large built-in storage cupboard, further storage cupboard, storage heater, fitted carpet.

LOUNGE/DINER

18'3 x 10' < 10'6 (5.49m'0.91m x 3.05m' < 3.05m'1.83m)

Window to side, double glazed patio doors lead to rear garden, coved and textured ceiling, storage heater, power points, fitted carpet. Archway to:

KITCHEN

8'1 x 7'6 (2.44m'0.30m x 2.13m'1.83m)

Window to rear, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, fitted electric cooker with dishwasher beneath, extractor, integrated fridge/freezer and washing machine, partly tiled walls, power points, tiled floor.

BEDROOM ONE

11'4 x 8'4 (3.35m'1.22m x 2.44m'1.22m)

Window to front, coved and textured ceiling, archway to dressing area, built-in double wardrobe with mirrored doors, vanity unit with inset wash hand basin, wall mounted electric heater, power points, fitted carpet.

BEDROOM TWO

11'3 x 5'8 (3.35m'0.91m x 1.52m'2.44m)

Window to front, coved and textured ceiling, wall mounted electric heater, built-in double wardrobe with mirrored doors, power points, fitted carpet.

BATHROOM

Smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin and low flush toilet, tiled walls, built-in airing cupboard, heated towel rail, tiled floor.



SUNNY WEST FACING REAR GARDEN

Immediate patio area, artificial lawn with raised flower and shrub borders, outside tap, side access with room for extra storage and gate leading to front.

PARKING

Double carport providing two parking spaces in nearby bay.

LEASE DETAILS AND SERVICE CHARGES

Approximately 94 years remaining on lease
No ground rent or service charges.









