



**Kempster**  
ESTATE AGENTS

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18 Banner Close  
Watts Wood Purfleet RM19 1RN

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Asking price  
**£145,000**



**This one double bedroomed ground floor flat is situated in a popular location within easy reach of A13/M25 road links and is offered with no onward chain.**



- Electric Heating
- Lounge 15'2 reducing to 10'8 x 13' reducing to 6'8 (into bay)
- Kitchen 7'3 x 5'11
- Bedroom 12'4 x 9' (into wardrobe)
- Communal Garden
- Ample Parking
- No Onward Chain
- Convenient Location For A13/M25 Road Links

### ENTRANCE HALL

Textured ceiling, entry phone, built-in storage cupboard, storage heater, fitted carpet. Mirrored sliding doors lead to:

### BATHROOM

Textured ceiling, suite comprising bath with shower attachment, wash hand basin and low flush toilet, tile effect laminate floor.

### LOUNGE

15'2" reducing to 10'8" x 13' reducing to 6'8" (into 4.57m'0.61m reducing to 3.05m'2.44m x 3.96m' reduc)

Square bay window, textured ceiling, storage heater, fitted carpet.

### KITCHEN

7'3" x 5'11" (2.13m'0.91m x 1.52m'3.35m)

Textured ceiling, base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge/freezer and washing machine, vinyl flooring.

### BEDROOM

12'4" x 9' (into wardrobe) (3.66m'1.22m x 2.74m' (into wardrobe))

Windows to front, textured ceiling, fitted wardrobe with mirrored doors, storage heater, fitted carpet.

### EXTERIOR

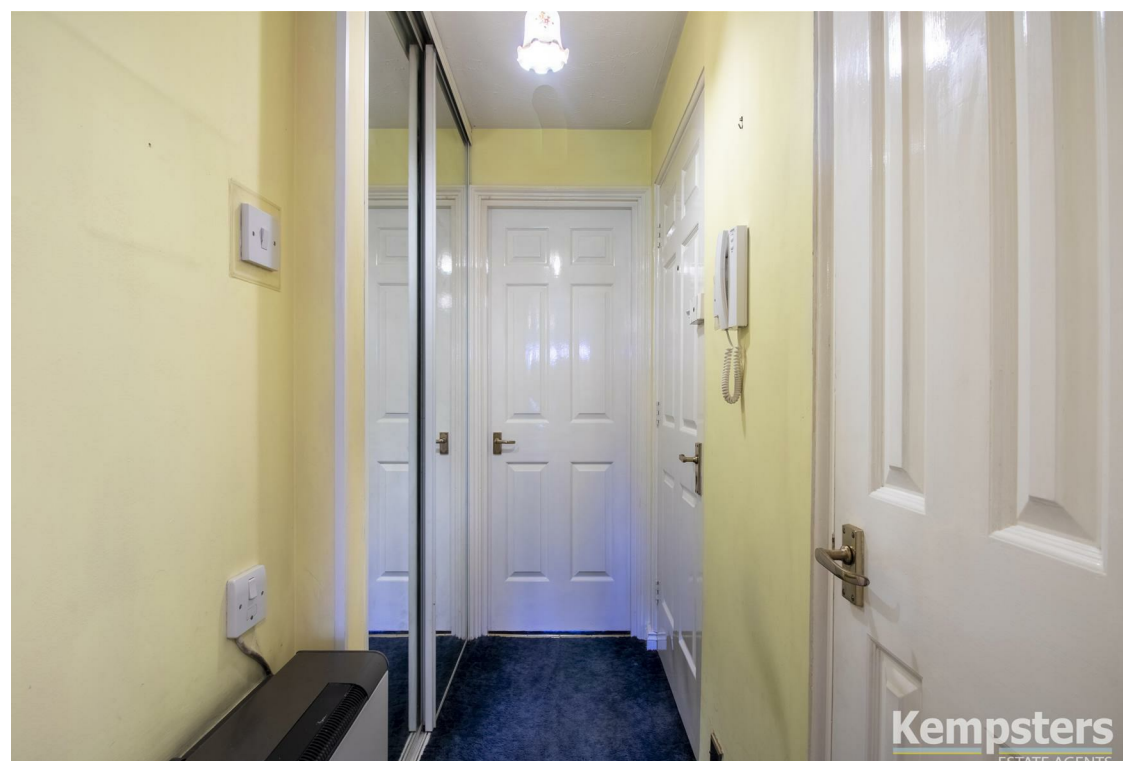
Communal gardens, ample parking.













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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100 <b>A</b>			81-90 <b>B</b>		
81-91 <b>B</b>			69-80 <b>C</b>		
69-80 <b>C</b>			55-68 <b>D</b>		
55-68 <b>D</b>			44-54 <b>E</b>		
44-54 <b>E</b>			31-43 <b>F</b>		
31-43 <b>F</b>			11-30 <b>G</b>		
11-30 <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	