



**Branstone Court
Linnet Way
Purfleet-on-Thames
Essex
RM19**

Offers In Excess Of £170,000

bettermove

Linnet Way

Purfleet-on-Thames

Bettermove are proud to present this 2 bedroom flat in Purfleet-on-Thames, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing and electric heating throughout, with allocated parking available.

The council tax band is B.

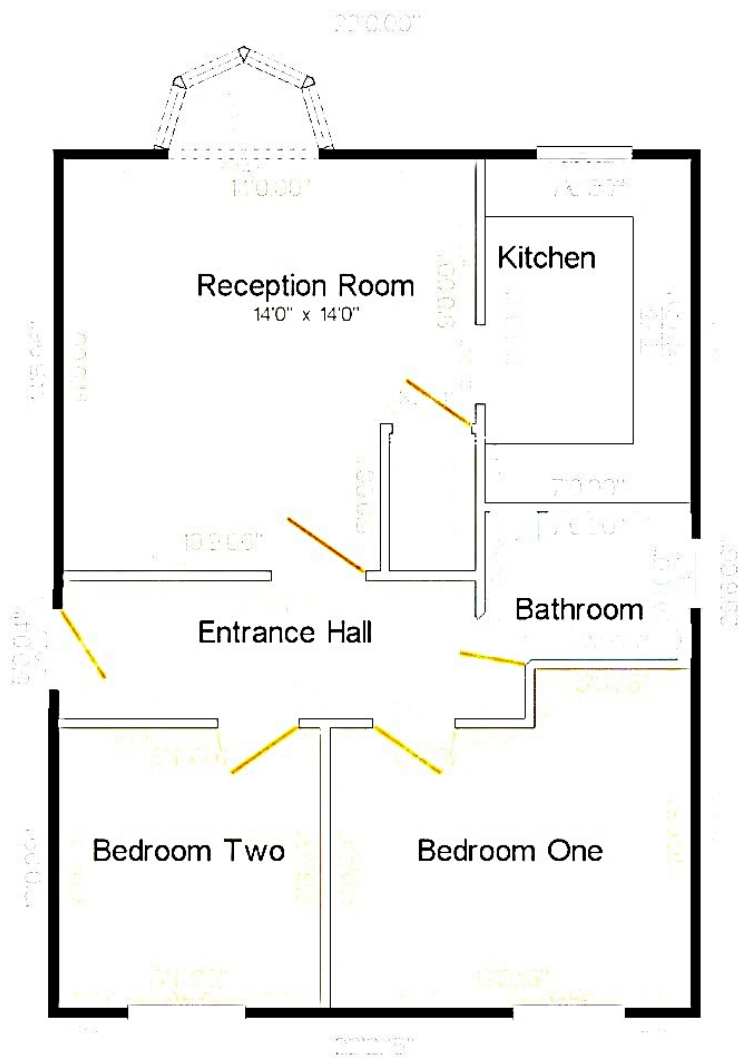
This is a leasehold property with 64 years remaining on the lease; the service charge is £1,800 per annum, and the ground rent is £200 per annum.

The interior of this well presented, first floor property comprises a spacious lounge, fitted kitchen, two good sized bedrooms and a family bathroom.

Located on a quiet Cul-de-Sac, in the popular town of Purfleet-on-Thames, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Purfleet Railway Station, a variety of local bus routes, and quick access to the M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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