



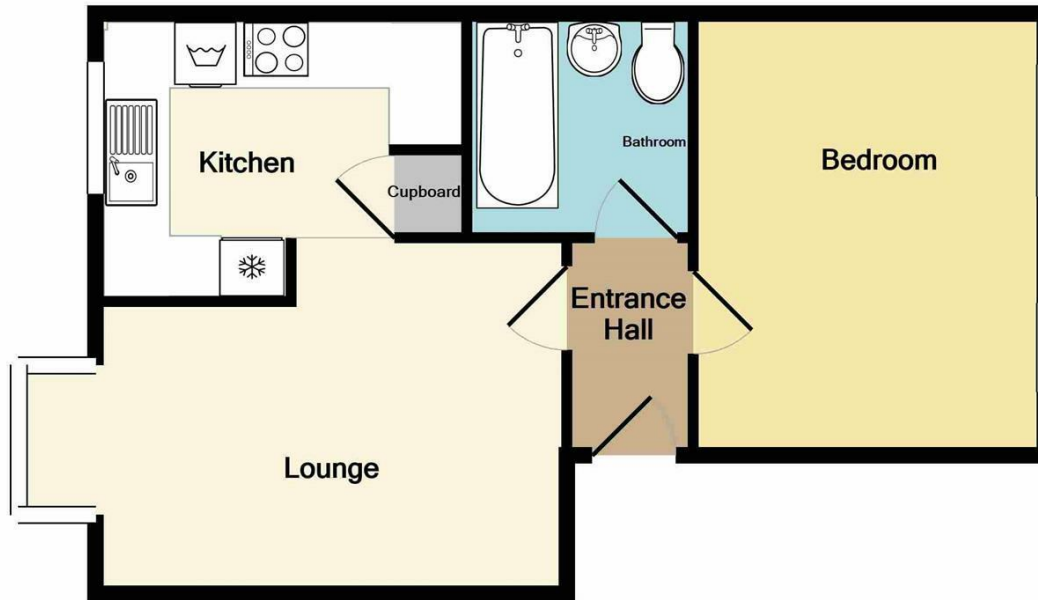
LINNET WAY

PURFLEET-ON-THAMES, RM19 1TF

£1,100 PCM

AVAILABLE FROM 8th of NOVEMBER! Thomas Marsh is pleased to present this NEWLY REFURBISHED ONE BEDROOM, FIRST FLOOR FLAT, located within a 7-MINUTE WALK to Purfleet C2C Station. This property has been NEWLY REDECORATED with NEWLY INSTALLED flooring & UPVC DOUBLE GLAZING throughout, with a NEW MODERN KITCHEN complete with all WHITE GOODS. Other benefits include a 14FT. (approx.) LIVING ROOM and a SPACIOUS master bedroom with 1x RESIDENT PERMIT & 1x VISITOR PERMIT PARKING outside.

tm
thomas marsh



Total Approx. Floor Area 442 Sq.Ft. (41.1 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements