

Wroxall Court, Linnet Way, Purfleet

Guide Price £150,000

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- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Well-Proportioned Double Bedroom
- Stylish Bathroom Suite
- 0.3 Miles to Purfleet Station
- Allocated Parking
- Superb Road Connectivity
- Approx. 153-Year Lease Remaining
- Close to Lakeside Shopping Centre
- Ideal First-Time Buy or Investment





GUIDE PRICE- £150,000 - £170,000

Ready to swap the daily grind for something a little more grande? Welcome to Wroxall Court – a slick, stylish one-bedroom apartment that absolutely nails modern living in the heart of Purfleet.

From the moment you step inside, you're greeted by a bright and generously sized lounge/diner that's made for Netflix marathons, dinner parties, or simply stretching out after a long day. The layout flows effortlessly into a smart, contemporary kitchen – perfectly set up for everything from midweek pasta to full-on MasterChef moments.

The bedroom? Calm, comfortable and wonderfully proportioned – your own private sanctuary. And the modern bathroom adds that polished finishing touch, blending clean lines with everyday practicality.

Purfleet-on-Thames is a town in the Thurrock. It is bordered by the A13 road to the north and the River Thames to the south and is within the eastern most part of the M25 motorway but just outside the Greater London boundary.
Purfleet's balance of urban and rural living coupled with its great amenities make it a desirable location.
Located close to Lakeside Shopping Centre

Location-wise, it's a commuter's dream. You're just 0.3 miles from Purfleet Station, whisking you directly into London Fenchurch Street with ease. Road links more your thing? The A13 and M25 are practically on your doorstep. Lakeside's shopping, dining and entertainment scene is also within easy reach – because balance is everything.

And let's talk longevity – with approximately 153 years remaining on the lease, this is not just a home, it's a long-term win.

Whether you're a first-time buyer, savvy investor, or someone craving a stylish space with unbeatable connectivity, this apartment delivers.





THE SMALL PRINT:

Council Tax Band: A
Local Authority: Thurrock
Ground rent and service charge combined £1,950
Length of Lease: 153 years remaining

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.

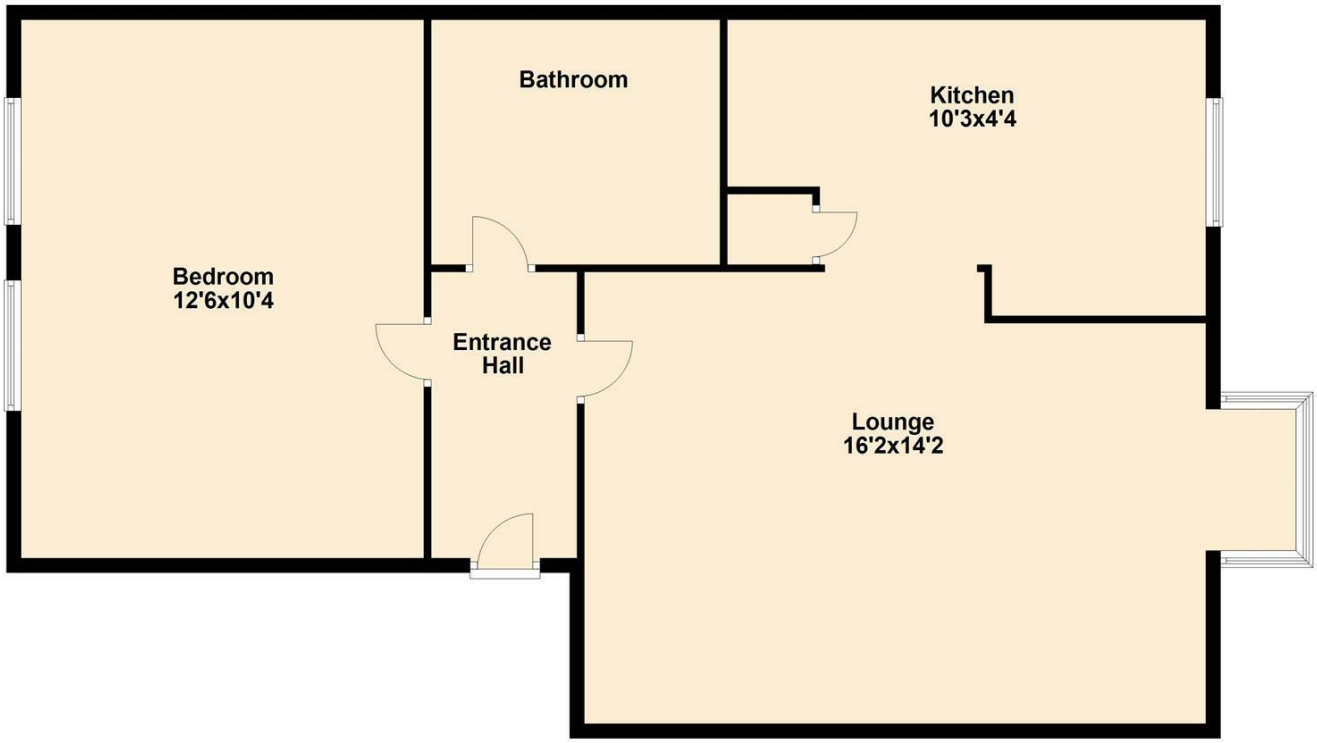
AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

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





Floor Plan



Colubrid.co.uk

