



This outstanding two bedroomed first floor flat is situated in a great location within easy walking distance of local shops and South Ockendon station. Features include a lovely open plan lounge and fitted kitchen with integrated appliances, en suite to bedroom one, stylish bathroom, well tended communal gardens plus allocated parking.



- Gas Central Heating
- Double Glazing
- Open Plan Lounge/Kitchen 20'10 x 11'8
- Full Range Of Integrated Appliances
- Bedroom One 12'8 x 9'10 With En Suite
- Bedroom Two 10'2 x 6'3
- Stylish Bathroom
- Well Tended Communal Gardens
- Allocated Parking Space
- Approx 117 Years Remaining On Lease

ENTRANCE HALL

Smooth plastered ceiling, entry phone, radiator, large built-in storage cupboard, power points, tiled floor.

LOUNGE/KITCHEN

20'10 x 11'8 (6.35m x 3.56m)

Lounge area: Double glazed window to rear, double glazed door leading to balcony overlooking the communal gardens, smooth plastered ceiling, two radiators, power points, fitted carpet.

Kitchen area: Double glazed window to front, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, fridge/freezer, dishwasher and washing machine, concealed gas central heating boiler, power points, tiled floor.

BEDROOM ONE

12'8 x 9'10 (3.86m x 3.00m)

Double glazed window to rear, double glazed door leads to balcony overlooking the communal gardens, smooth plastered ceiling, fitted double wardrobe with mirrored doors, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, radiator, tiled floor.

BEDROOM TWO

10'2 x 6'3 (3.10m x 1.91m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to front, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, radiator, tiled floor.



EXTERIOR

Well tended communal gardens, allocated parking space.

LEASE DETAILS AND SERVICE CHARGES

Approximately 118 years remaining on lease

Ground Rent: £250 per year

Service Charges: Approximately £1,000 per year





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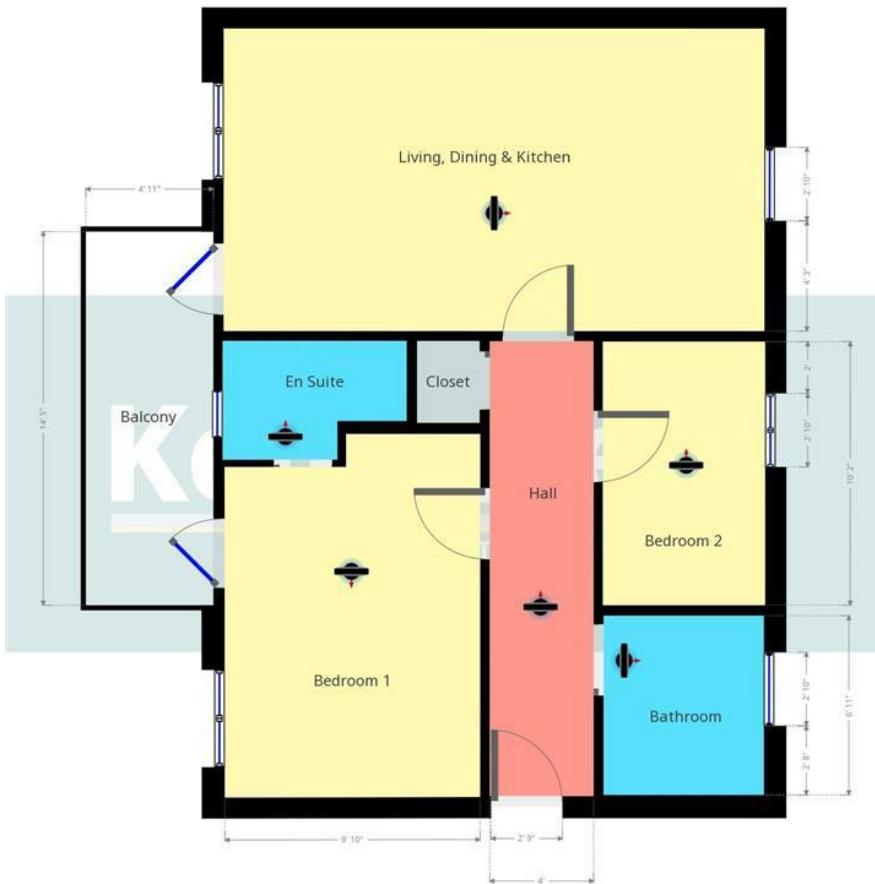
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No appliances or main services have been checked.

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Energy Efficiency Rating		Current	Overall
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Overall
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B	92	92
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			