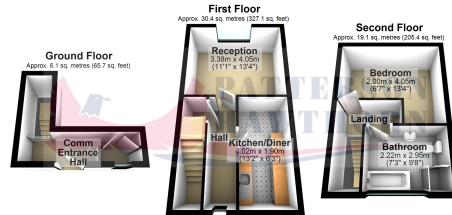


Total area: approx. 55.6 sq. metres (598.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	72	80
England, Scotland & Wales	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

High Street, South Ockendon

£165,000

- ONE EDROOM SPLIT LEVEL FLAT
- NO ONWARD CHAIN
- JUST UNDER 600 SQUARE FEET OF LIVING SPACE (APPROX)
- 102 YEARS REMAINING ON LEASE
- NO SERVICES CHARGE
- SHELTERED CAR PORT FOR OFF STREET PARKING
- POPULAR TOWN CENTRE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25



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GROUND FLOOR

Communal Entrance

Via uPVC door opening into:

Communal Entrance Hall

Obscure double glazed window to front, base-level storage cupboard housing fuse box, fitted carpet, stairs to first floor.

FIRST FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Double glazed windows to front, fitted carpet, stairs second floor.

Reception Room

4.04m x 3.38m (13' 3" x 11' 1") Double glazed windows to front, electric heater, fitted carpet.



Kitchen / Diner

4.02m x 1.89m (13' 2" x 6' 2") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for appliances, space for freestanding fridge freezer, tiled splashbacks, vinyl flooring.

SECOND FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to fully boarded loft, fitted carpet.

Bedroom

4.03m x 3.31m (13' 3" x 10' 10") > 2.38m (7' 10") Two skylight windows with blackout blinds to rear ceiling, fitted carpet.



Bathroom

2.95m x 2.21m (9' 8" x 7' 3") (Max) Obscure double glazed windows to front, panelled bath, shower, low-level flush WC, hand wash basin, built in storage cupboard housing water tank, tiled walls, vinyl flooring.



EXTERIOR

Sheltered Carport

Giving off street parking for one car and a built in storage cupboard.

