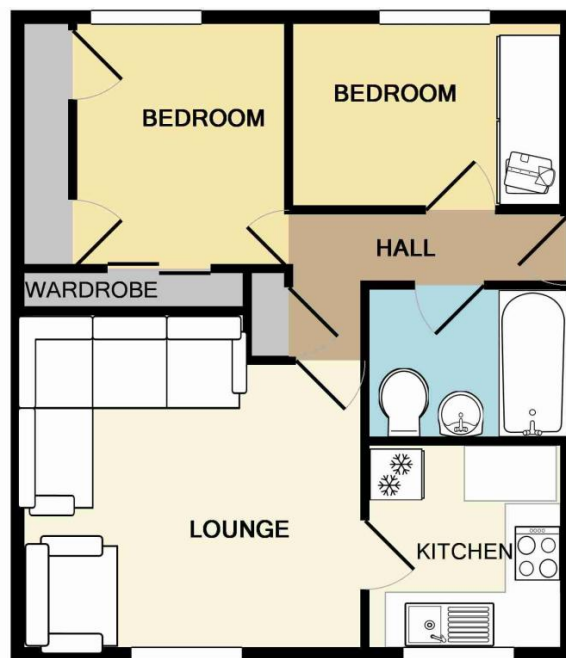




TOTAL APPROX. FLOOR AREA 41.5 SQ.M. (447 SQ.FT.)

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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



Tyssen Place, South Ockendon

£210,000

- TWO BEDROOM FIRST (TOP) FLOOR FLAT
- NO ONWARD CHAIN
- 145 YEARS REMAINING ON LEASE
- BRAND NEW FITTED KITCHEN & SHOWER (JULY '26)
- LARGE LOFT SPACE
- ONLY FOUR FLATS IN BLOCK
- ALLOCATED PARKING & COMMUNAL GARDEN
- ONLY 0.2 MILES TO OCKENDON C2C STATION (APPROX.)
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25





GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first (top) floor.

Front Entrance

Via fire door opening into:

Entrance Hall

Two built-in storage cupboards, fitted carpet, access to accommodation.

Reception Room

3.92m x 3.82m (12' 10" x 12' 6") Double glazed windows to front, modern electric heater, fitted carpet, access to:



Kitchen

2.6m x 2.1m (8' 6" x 6' 11") Double glazed windows to front, inset spotlights to ceiling, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, space for cooker, extractor hood, washing machine, space for freestanding fridge freezer, tiled splashbacks, tiled flooring.



Bedroom One

3.5m (Into fitted wardrobes) x 2.87m (11' 6" x 9' 5") Double glazed windows to rear, built-in storage cupboards, bedside units, drawers and over-bed units, fitted wardrobe with sliding mirror doors, fitted carpet.



Bedroom Two

3.05m x 1.97m (10' 0" x 6' 6") Double glazed windows to rear, modern electric heater, wall mounted fuse box, fitted carpet.



Bathroom

2.08m x 1.84m (6' 10" x 6' 0") Inset spotlights to ceiling, low level flush WC, hand wash basin set on base units, panelled bath, electric shower, radiator and heated towel rail, part tiled, part timber panelled walls, tiled flooring.

EXTERIOR

Exterior

One allocated parking space to rear and communal gardens.