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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	72	78
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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## Avon Green, South Ockendon

### £169,995

- ONE DOUBLE BEDROOM
- CHAIN FREE
- FIRST FLOOR FLAT
- 100 YEAR LEASE
- PARKING AVAILABLE
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME BUY
- VIEWING RECOMMENDED







## GROUND FLOOR

### **Communal Entrance**

Via security phone entry system into communal hallway with stairs to first floor.

### **Front Entrance**

Via uPVC door into:

### **Hallway**

Tiled flooring.

### **Bedroom**

3.7m x 3.2m (12' 2" x 10' 6") single glazed windows to side, fitted wardrobes, wood grain effect flooring.



### **Lounge**

3.94m x 3.81m (12' 11" x 12' 6")  
Single glaze UPVC windows to side, feature fireplace, wood grain effect laminate flooring.

### **Kitchen**

2.75m x 2.45m (9' 0" x 8' 0")  
Range of matching wall and base units, sink and drainer with mixer tap, rolled edge work surfaces, space and plumbing for washing machine, space for fridge freezer, space for oven, cupboard housing combo boiler, tiled splash backs, vinyl flooring

### **Bathroom**

Comprising three piece suite, panelled bath with shower attachment, low level flush WC, hand wash basin inset with base units, opaque single glazed window to front, tiled flooring.

## EXTERIOR

### **Front Exterior**

Communal parking.