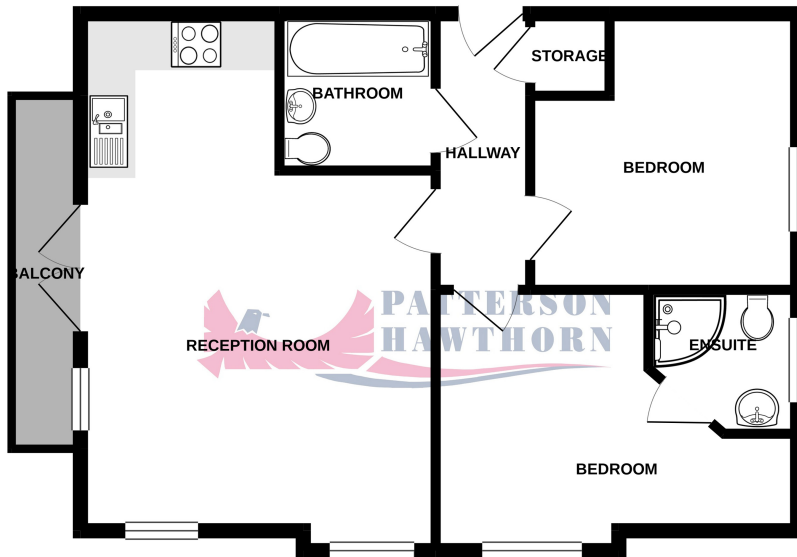


GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	86	86
(69 to 80) <b>C</b>		
(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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## Torino Way, South Ockendon £230,000

- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- MAINTAINED TO A HIGH STANDARD
- ENSUITE TO MASTER PLUS FAMILY BATHROOM
- BALCONY
- OVER 100 YEARS REMAINING ON LEASE
- APPROX 0.6 MILES TO OCKENDON C2C STATION
- ALLOCATED PARKING



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## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system into:

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Radiator, built-in storage cupboard, laminate flooring.

### **Reception Room**

4.51m > 4.17m (14' 10" > 13' 8") x 4.2m (13' 9") Double glazed windows to front and side, two radiators, laminate flooring, uPVC framed double doors opening to balcony.

### **Kitchen**

2.36m x 2.2m (7' 9" x 7' 3") Double glazed window to side, inset spotlights to ceiling, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, laminate splash backs, laminate flooring.



### **Bedroom One**

4.76m > 2.9m (15' 7" > 9' 6") x 3.35m > 3.01m (11' 0" > 9' 11") Double glazed windows to side, radiator, laminate flooring

### **Ensuite Bathroom**

1.78m x 1.73m (5' 10" x 5' 8") Opaque double glazed window to side, radiator, low-level flush WC, hand wash basin with tiled splash back, shower cubicle, tiled flooring.

### **Bedroom Two**

3.26m x 3.31m (10' 8" x 10' 10") > 2.37m (7' 9") Double glazed window to side, radiator, laminate flooring.

### **Bathroom**

2.1m x 1.94m (6' 11" x 6' 4") Inset spotlights to ceiling, panelled bath, low level flush WC, hand wash basin, radiator, part tiled walls, tiled flooring.

## **EXTERIOR**

### **Front Exterior**

Balcony to side, one allocated parking space

