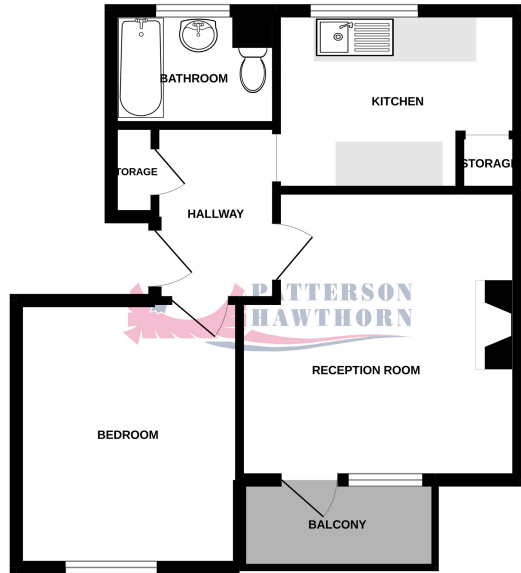


GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA - 437 sq.ft. (40.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all items, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10/2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		80
(55 to 68)	D	62	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		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.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Corve Lane, South Ockendon

£179,995

- ONE DOUBLE BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- BALCONY
- COMMUNAL GARDEN & PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY / INVESTMENT OPPORTUNITY



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

Front Entrance

Via hardwood door opening into:

Hallway

Built-in base-level storage cupboard, small eye-level built-in storage cupboard housing electricity meter and fuse box, radiator, fitted carpet.

Reception Room

3.94m x 3.8m (12' 11" x 12' 6") Double glazed windows to side, feature fireplace, radiator, fitted carpet, uPVC framed door to side opening to balcony.

Bedroom

3.63m x 3.04m (11' 11" x 10' 0") Double glazed windows to side, radiator, fitted carpet.



Bathroom

2.26m x 1.56m (7' 5" x 5' 1") Double glazed windows to side, bath, hand wash basin, low level flush WC, shower, tiled walls, vinyl flooring.

Kitchen

3.31m x 2.44m (10' 10" x 8' 0") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, radiator, built-in storage cupboard, vinyl flooring.

