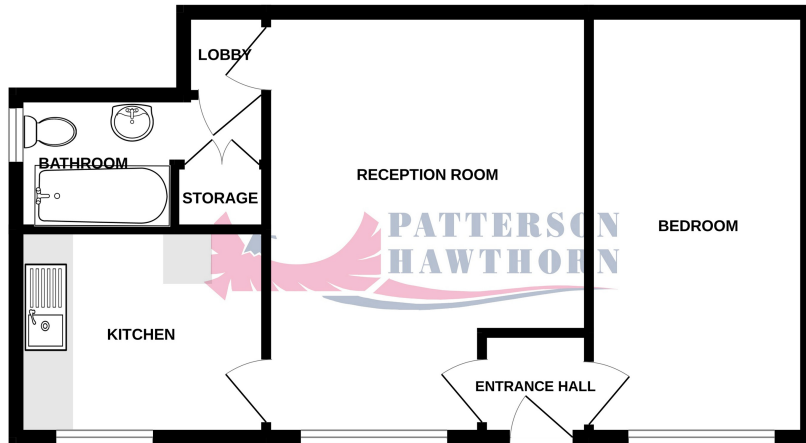


GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Menqpx 12/2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(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.



High Street, Aveley, £180,000

- ONE DOUBLE BEDROOM GROUND FLOOR MAISONETTE
- PRIVATE FRONT ENTRANCE
- ALLOCATED PARKING (TO FRONT OF ENTRANCE)
- COMMUNAL REAR GARDEN
- OVER 100 YEARS REMAINING ON LEASE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING
- NO ONWARD CHAIN
- NO SERVICE CHARGES





Kitchen

3.03m x 2.53m (9' 11" x 8' 4")
Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for appliance, space for freestanding fridge freezer, tiled splash backs, vinyl flooring.

Bathroom

3.05m x 1.62m (10' 0" x 5' 4")
Opaque double glazed windows to side, low level flush WC, hand wash basin with tiled splash back, panelled bath, shower, part tiled walls, vinyl flooring, built in storage cupboard.

EXTERIOR

Front Exterior

One allocated parking space.

Communal Rear Garden

Mostly laid to lawn.

GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Fitted carpet.

Reception Room

5.11m x 3.92m (16' 9" x 12' 10") Double glazed windows to front, electric heater, fitted carpet.

Bedroom

5.15m x 2.64m (16' 11" x 8' 8") Double glazed windows to front, electric heater, fitted carpet.