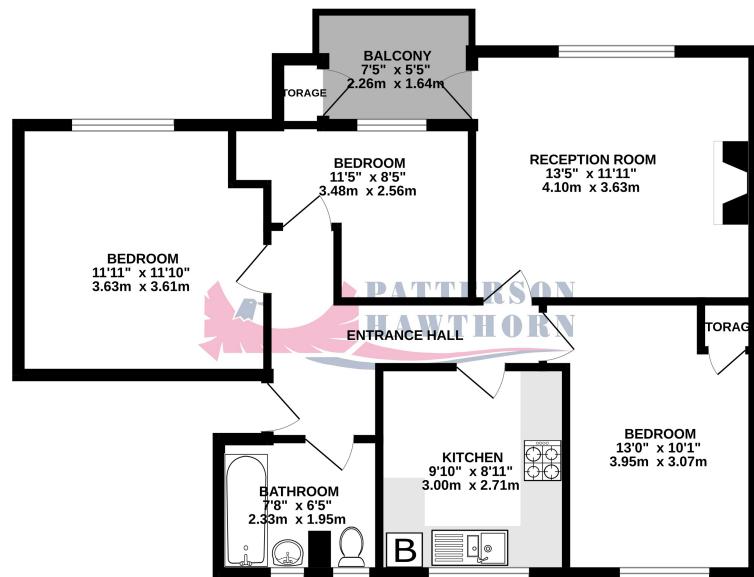
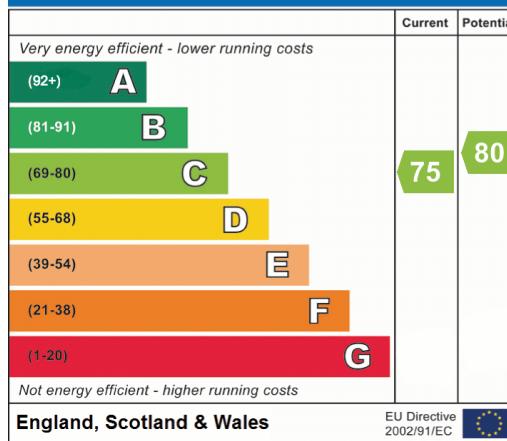


GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



**TOTAL FLOOR AREA:** 696 sq.ft. (64.7 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. Prospective purchasers are advised that they must not rely on these details as facts by which to base their offer or bid. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
Made with Measured Fit

### Energy Efficiency Rating



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.



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### Corran Way, South Ockendon

Guide Price £215,000

- GUIDE PRICE £215,000 - £225,000
- THREE LARGE BEDROOM TOP FLOOR FLAT
- EPC RATING E & COUNCIL TAX BAND A
- NO ONWARD CHAIN
- 103 YEARS REMAINING ON LEASE
- 13' x 11' RECEPTION ROOM WITH TILED BALCONY
- LARGE COMMUNAL GARDEN
- AMPLE COMMUNAL PARKING
- ONLY SIX FLATS IN BLOCK



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## GROUND FLOOR

### **Communal Entrance**

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

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Wall mounted security entrance phone, radiator, small wall mounted storage cupboard housing fuse box, built-in storage cupboard to front, engineered oak flooring.

### **Reception Room**

4.11m x 3.62m (13' 6" x 11' 11") Double glazed windows to front, radiator, feature fireplace, laminate flooring, uPVC framed double glazed single door to front opening to:

### **Balcony**

2.39m x 1.64m (7' 10" x 5' 5") Built in storage cupboard, tiled flooring.



### **Bedroom One**

3.95m x 2.74m (13' 0" x 9' 0") Double glazed windows to rear, radiator, built-in storage cupboard, laminate flooring.

### **Bedroom Two**

3.64m x 3.62m (11' 11" x 11' 11") > 3.11m (10' 2") Double glazed windows to front, radiator, laminate flooring.

### **Bedroom Three**

3.48m (Max) x 2.56m (11' 5" x 8' 5") Double glazed windows to front, radiator, laminate flooring.

### **Bathroom**

2.33m x 1.68m (7' 8" x 5' 6") Obscure double glazed windows to rear, panelled bath, low level flush WC, hand wash basin, tiled walls, chrome hand towel radiator, tiled flooring.

### **Kitchen**

2.98m x 2.71m (9' 9" x 8' 11") Double glazed windows to rear, boiler, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for appliances, space for freestanding fridge freezer, part tiled walls, tiled flooring.

## EXTERIOR

### **Rear Exterior**

Large communal garden to rear.

### **Front Exterior**

Communal parking to front.