





### 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>		<b>77</b>
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	<b>54</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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>80</b>
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	<b>48</b>	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Corran Way, South Ockendon £125,000

- ONE DOUBLE BEDROOM
- GROUND FLOOR FLAT
- PRIVATE PATIO
- LARGE COMMUNAL GARDENS
- COMMUNAL PARKING
- NO ONWARD CHAIN

## GROUND FLOOR

### Entrance

via security entry phone control system through communal door into well maintained communal hallway, timber front door into:

### Hallway

Storage cupboard with shelving and power, wall mounted cupboard housing electricity metre, radiator, door to:

### Bedroom

11' 10" x 9' 11" (3.61m x 3.02m) uPVC framed fixed and casement window, radiator, fitted carpet.

### Bathroom

Comprising of panelled bath with chrome mixer tap and over head shower attachment, low level close coupled w.c., pedestal hand wash basin with chrome mixer tap, ceramic tiled splash back, ceramic tiled flooring, uPVC framed opaque fixed and casement window with opening fanlight.

### Kitchen

10' 9" x 7' 8" (3.28m x 2.34m) Range of matching wall and base units, laminated rolled edge work surfaces, stainless steel one and a half bowl sink inset with drainer and chrome mixer tap, space for free standing oven and hob, stainless steel extractor fan, wall mounted boiler, space and plumbing for washing machine, space for fridge/freezer, ceramic tiled splash back, lino flooring, glazed fixed and casement window with opening fanlight.

### Lounge

12' 11" x 12' 6" (3.94m x 3.81m) uPVC framed fixed and casement window, coving to ceiling, wood grain laminate flooring, door opening to:

### Private Patio

11'11" x 3'10" Brick wall parameter.

## EXTERIOR

### Exterior

Communal parking and communal gardens