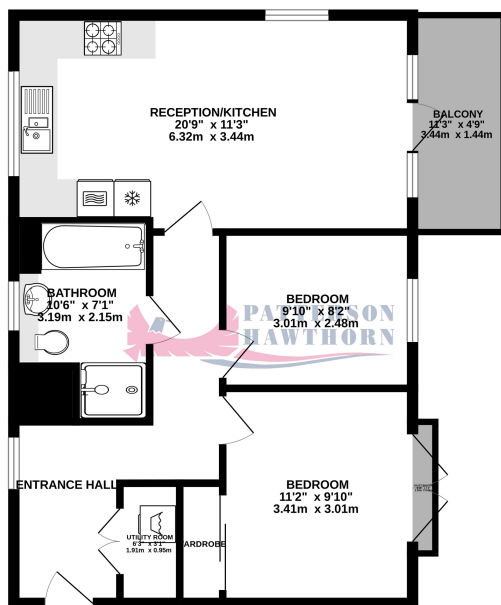


GROUND FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (57.9 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 are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreapp (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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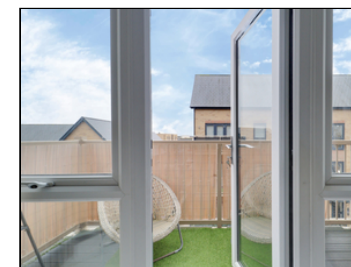
Ockendon@pattersonhawthorn.co.uk



## Falcon Way, South Ockendon

£270,000

- TWO BEDROOM SECOND (TOP) FLOOR FLAT
- 2019 NEW BUILD
- 993 YEARS REMAINING ON LEASE
- IMMACULATLY PRESENTED THROUGHOUT
- SHOW HOME CONDITION
- MODERN CONTEMPORARY INTERIOR DESIGN
- 20' OPEN PLAN KITCHEN/RECEPTION
- BALCONY TO RECEPTION & JULIET BALCONY TO BEDROOM ONE



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## **GROUND FLOOR**

### **Communal Entrance**

Via video security entry system, stairs to second floor.

### **Front Entrance**

Via hardwood door opening into:

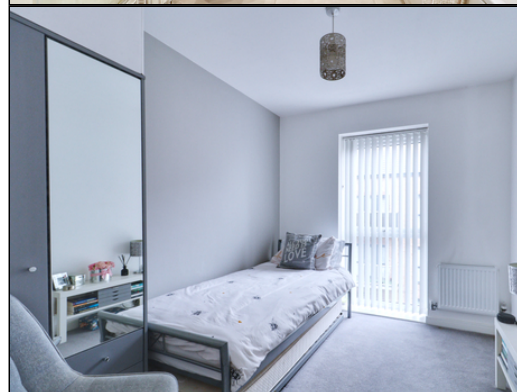
### **Entrance Hall**

Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.

### **Kitchen / Diner / Reception Room**

6.31m x 3.43m (20' 8" x 11' 3") > 3.26m (10' 8") Kitchen area; inset spotlights to ceiling, double glazed windows to rear, 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, integrated fridge, integrated freezer, laminate splash backs, part tiled walls, laminate flooring.

Reception area; inset spotlights to ceiling, double glazed windows to side and front, laminate flooring, uPVC framed double glazed single door to front opening to:



### **Balcony**

3.55m x 1.44m (11' 8" x 4' 9") uPVC decking flooring.

### **Bathroom**

3.01m x 2.17m (9' 11" x 7' 1") x 2.05m (6' 9") (Max) Obscure double glazed window to rear, inset spotlights to ceiling, panelled bath, hand wash basin set on tiled surface, low level flush WC, shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

### **Bedroom One**

3.68m (Into fitted wardrobe) x 3.41m (12' 1" x 11' 2") uPVC framed double glazed double doors opening to Juliet balcony, radiator, fitted wardrobe with sliding mirrored doors, fitted carpet.

### **Bedroom Two**

3.01m x 2.48m (9' 11" x 8' 2") Double glazed windows to front, radiator, fitted carpet.

### **Utility Room**

1.9m x 0.95m (6' 3" x 3' 1") Space and plumbing for washing machine.

## **EXTERIOR**

**Sheltered carport to rear.**