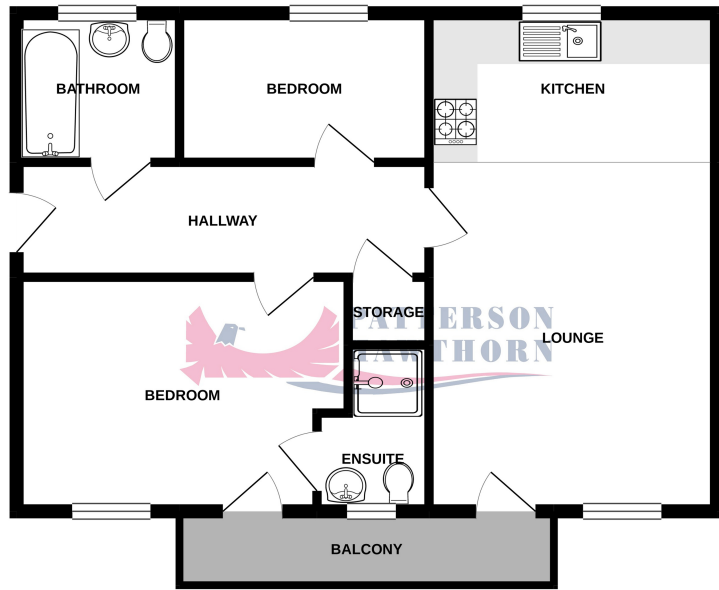


GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B	87	87
(69 to 80) C		
(55 to 68) D		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B	91	91
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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Ockendon@pattersonhawthorn.co.uk



Fairlane Drive, South Ockendon
£235,000

- TWO BEDROOMS
- SECOND FLOOR FLAT
- IMMACULATE THROUGHOUT
- ENSUITE TO MASTER
- BALCONY
- AMPLE STORAGE
- MODERN OPEN PLAN LIVING
- NO ONWARD CHAIN



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to:

SECOND FLOOR

Front Entrance

Via hardwood door into:

Hallway

Loft hatch to ceiling leading to fully boarded loft, built in storage cupboard, radiator, fitted carpet.

Bedroom One

4.24m > 3.84m (13' 11" > 12' 7") x 3.0m (9' 10") Double glazed windows to front, uPVC framed door to front leading to balcony, radiator, fitted carpet.

Ensuite Bathroom

Comprising opaque double glazed window with integrated blind to front, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash back, tile effect vinyl flooring.



Bedroom Two

3.19m x 1.91m (10' 6" x 6' 3") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.08m x 1.9m (6' 10" x 6' 3") Double glazed window to rear, low level flush WC, hand wash basin, panelled bath, shower, tiled splash backs, chrome hand towel radiator, tile effect vinyl flooring.

Open Plan Living Room / Kitchen

6.38m x 3.68m (20' 11" x 12' 1") Double glazed windows to front, uPVC framed door to front leading to balcony, double glazed window to rear, two radiators, living area has fitted carpet, kitchen; range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, laminate splash backs, tiled flooring.

EXTERIOR

Front Exterior

One allocated parking space.