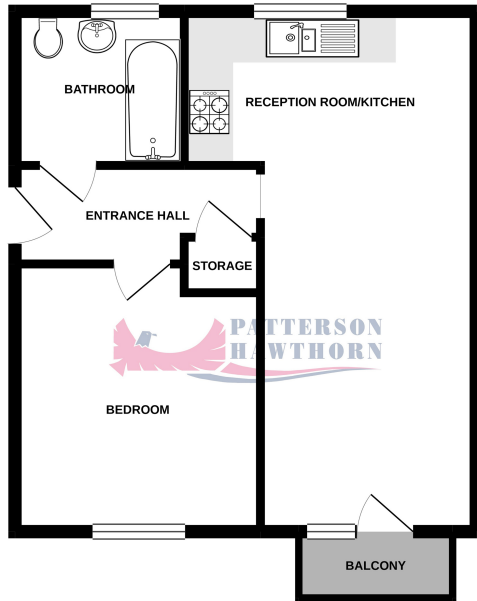


GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 471 sq.ft. (43.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreapp ©2021

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



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Brinson Way, South Ockendon Guide Price £200,000

- ONE BEDROOM FIRST FLOOR FLAT
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- 114 YEARS REMAINING ON LEASE
- 23' MODERN OPEN PLAN RECEPTION/KITCHEN
- AMTICO LUXURY VINYL FLOORING
- SOUTH-FACING BALCONY
- ALLOCATED PARKING TO FRONT OF BLOCK
- BEAUTIFUL NATURE WALKS
- GYM & SWIMMING POOL WITHIN WALKING DISTANCE



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Communal Entrance

Via security phone entry system, communal stairs to first floor.

Front Entrance

Via fire door opening into:

Entrance Hall

Built-in storage cupboard, radiator, wall mounted security entrance phone, Amtico flooring, access to accommodation.

Open Plan Reception Room / Kitchen

7.03m x 3.95m (23' 1" x 13' 0") > 2.89m (9' 6") Kitchen area: Double glazed window to front, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated dishwasher, washing machine to remain, stainless steel splashbacks, radiator, Amtico flooring, Reception Area: Radiator, Amtico flooring, double glazed windows and single door opening to balcony.



Bedroom

3.42m x 3.38m (11' 3" x 11' 1") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.29m x 2.08m (7' 6" x 6' 10") Obscure double glazed window to front, low-level flush WC, hand wash basin with tiled splashback, panelled bath, shower, part tiled walls, chrome hand towel radiator, Amtico flooring.

EXTERIOR

Rear Exterior

Communal garden and shed to rear.

Front Exterior

One allocated parking space to front.