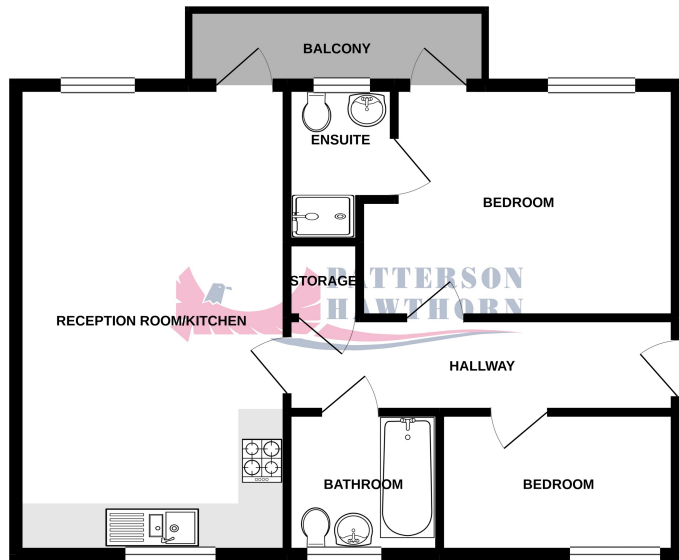


GROUND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA- 612 sq.ft (56.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Bluebeam®

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(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		
<b>England, Scotland &amp; Wales</b>	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



## Sunliner Way, South

## Ockendon

Guide Price £240,000

- TWO BEDROOMS GROUND FLOOR FLAT
- IMMACULATEDLY MAINTAINED & PRESENTED THROUGHOUT
- MODERN 20' OPEN PLAN LIVING ROOM/KITCHEN WITH BALCONY
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- 0.7 MILES TO OCKENDON C2C STATION
- EASY ACCESS TO A13, M25 & LAKESIDE



See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)



## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system into:

### **Private Front Entrance**

Via hardwood door opening into:

### **Hallway**

Built in storage cupboard housing fuse box, radiator, laminate flooring.

### **Open Plan Living / Kitchen**

6.35m x 3.67m (20' 10" x 12' 0") Inset spotlights to ceiling, double glazed windows to front and rear, kitchen area: 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 ringed gas hob, extractor Hood, space and plumbing for washing machine, plumbing for further appliance, laminate splash backs, radiator, living area: radiator, laminate flooring, uPVC framed door to rear opening to balcony.

### **Bedroom One**

4.31m x 3.0m (14' 2" x 9' 10") Double glazed windows to rear, radiator, fitted carpet, uPVC framed door opening to balcony.

### **Ensuite Shower Room**

2.1m x 1.45m (6' 11" x 4' 9") Opaque double glazed window to rear, low-level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled flooring.

### **Bedroom Two**

3.21m x 1.91m (10' 6" x 6' 3") Double glazed windows to front, radiator, fitted carpet.



## **Bathroom**

2.07m x 1.89m (6' 9" x 6' 2") Opaque double glazed window to front, low-level flush WC, hand wash basin, panelled bath, shower, part tiled walls, radiator, tiled flooring.

## **EXTERIOR**

### **Front Exterior**

One allocated parking space plus visitors spaces.