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

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## Daiglen Drive, South Ockendon

**£190,000**

- ONE BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- 32' x 32' PRIVATE REAR GARDEN (APPROX)
- GOOD CONDITION THROUGHOUT
- 111 YEARS REMAINING ON LEASE
- LOW CHARGES (£10 GROUND RENT & £595 SERVICE CHARGE)
- GAS CENTRAL HEATING
- 16' x 12' RECEPTION ROOM







## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to first floor.

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Airing cupboard, radiator, laminate flooring.

### **Reception Room**

4.91m x 3.86m (16' 1" x 12' 8") > 3.76m (12' 4") Double glazed windows to front, radiator, laminate flooring.

### **Bedroom**

3.86m x 2.86m (12' 8" x 9' 5") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.



### **Kitchen**

3.88m (Max) x 2.48m (12' 9" x 8' 2") 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, space and plumbing for washing machine, space for cooker, space for freestanding fridge freezer, built-in storage cupboards (one housing boiler), breakfast bar area, tiled splashbacks, vinyl flooring.



### **Bathroom**

2.81m x 1.77m (9' 3" x 5' 10") Obscure double glazed windows to rear, low level flush WC, hand wash basin with tiled splashback, panelled bath, radiator, part tiled walls, vinyl flooring.

### **Sun Room/Storage Area (L-Shaped)**

2.36m x 1.81m (7' 9" x 5' 11") (Max) Double glazed windows to rear, built-in storage cupboard, vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 32' x 32'. Mostly laid to lawn with bush and plant borders, small fish pond, access via timber gate through ground floor communal rear exit to block.

