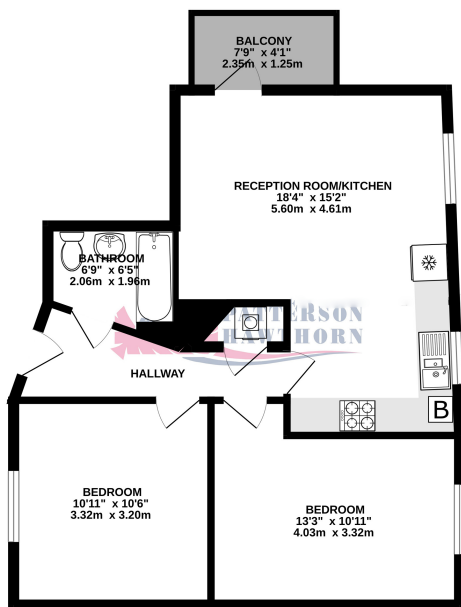


GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA - 572 sq ft. (53.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, wall-to-wall, 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 have not been tested and no guarantee as to their quantity or efficiency can be given.  
Made with Metrepro 1/2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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.



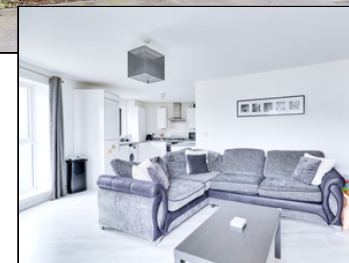
01708 400 400

Ockendon@pattersonhawthorn.co.uk



### Belhouse Avenue, Avey £260,000

- TWO DOUBLE BEDROOM FIRST FLOOR FLAT
- EXCELLENT CONDITION THROUGHOUT
- OPEN PLAN RECEPTION/KITCHEN
- BALCONY
- APPROX 115 YEARS REMAINING ON LEASE
- HIGHLY SOUGHT AFTER 2014 NEW BUILD DEVELOPMENT
- ALLOCATED PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25 & LAKESIDE
- IDEAL FIRST TIME BUY



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



## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entrance system, stairs to first floor.

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Wall mounted security entrance phone, radiator, large built-in storage cupboard with space for tumble dryer, laminate flooring.

### **Kitchen / Diner (L-Shaped)**

6.5m x 5.55m (21' 4" x 18' 3") (Max) Kitchen area: double glazed window to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, integrated dishwasher, laminate splash back, tiled laminate flooring.



### **Reception Area**

Double glazed windows to side and front, radiator, laminate flooring, uPVC framed door to front opening to balcony.

### **Bedroom One**

4.03m x 2.75m (13' 3" x 9' 0")  
Double glazed windows to side, radiator, fitted carpet.

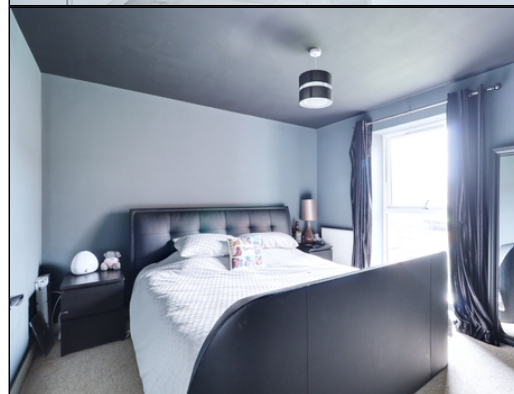


### **Bedroom Two**

3.32m x 3.19m (10' 11" x 10' 6")  
Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.06m x 1.96m (6' 9" x 6' 5") (Max)  
Panelled bath, shower, low level flush WC, hand wash basin, radiator, part tiled walls, tiled flooring.



## **EXTERIOR**

### **Exterior**

One allocated parking space located in Marshfoot Close.

