


Total area: approx. 61.3 sq. metres (659.4 sq. feet)

| 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>                            | 77                         | 83  |
| (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 |                            |   |
| England, Scotland & Wales                   | EU Directive<br>2002/91/EC |  |

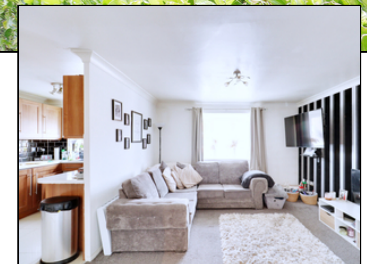
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## Danbury Crescent, South Ockendon

### £220,000

- TWO BEDROOM FIRST FLOOR FLAT
- EXTENDED LEASE WITH 159 YEARS REMAINING
- BOASTING OVER 635 SQUARE FEET OF LIVING SPACE
- 14' x 12' BAY-FRONTED RECEPTION ROOM
- 14' x 7' KITCHEN WITH DINING AREA
- LARGE ENTRANCE HALL WITH 2 BUILT IN STORAGE CUPBOARDS
- 7' x 6' DRESSING ROOM TO BEDROOM ONE
- HIGHLY SOUGHT AFTER DEVELOPMENT





## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to first floor.

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Two storage cupboards, fitted carpet.

### **Reception Room**

4.3m x 3.67m (14' 1" x 12' 0") Double glazed bay windows to front, electric heater, fitted carpet.



### **Kitchen / Diner**

4.3m x 2.39m (14' 1" x 7' 10") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, tiled splash backs, porcelain tiled flooring.



### **Bedroom One**

3.12m x 3.8m (10' 3" x 12' 6") Double glazed windows to side, fitted carpet.

### **Dressing Room**

2.33m x 1.97m (7' 8" x 6' 6") Fitted wardrobes and built in storage both sides, fitted carpet.

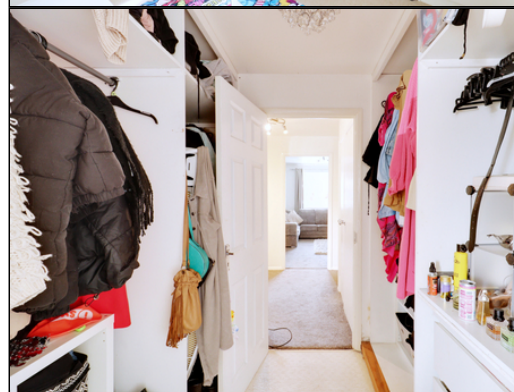


### **Bedroom Two**

2.88m x 2.55m (9' 5" x 8' 4") Double glazed windows to rear, electric heater, fitted carpet.

### **Bathroom**

2.56m x 1.46m (8' 5" x 4' 9") Low-level flush WC, panelled bath, electric shower, hand wash basin with tiled splash back, tiled flooring.



## **EXTERIOR**

### **Rear**

Residents parking