



TOTAL APPROX. FLOOR AREA 505 SQ.FT. (47.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	69	72
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	56	59
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Danbury Crescent, South Ockendon £184,000

- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- EXCELLENT CONDITION
- POPULAR DEVELOPMENT
- CLOSE TO AMENITIES
- RESIDENTS PARKING
- NO ONWARD CHAIN





GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

Front Entrance

Via hardwood door into:

Hallway

Access to loft, built in storage cupboard, laminate flooring.

Lounge / Diner

3.67m x 3.26m (12' 0" x 10' 8") Double glazed window to rear, inset spotlights to ceiling, electric wall mounted storage heater, laminate flooring.

Kitchen

2.51m x 2.37m (8' 3" x 7' 9") Double glazed window to rear, range of wall and base units, roll top work surfaces, single bowl stainless steel sink with mixer tap, integrated oven and hob, space for washing machine, space for fridge, space for freezer, tiled splash backs, laminate flooring.



Bedroom One

3.48m x 2.79m (11' 5" x 9' 2") Inset spotlights to ceiling, double glazed window to front, electric wall mounted storage heater, laminate flooring.

Bathroom

2.40m x 1.71m (7' 10" x 5' 7") Opaque Double glazed window to side, panelled bath with shower attachment, hand wash basin inset within vanity unit, low level flush WC, extractor fan, tiled flooring.

Bedroom Two

3.23m x 2.14m (10' 7" x 7' 0") Inset spotlights to ceiling, double glazed window to front, electric wall mounted storage heater, laminate flooring.

EXTERIOR

Front Exterior

Residents parking.