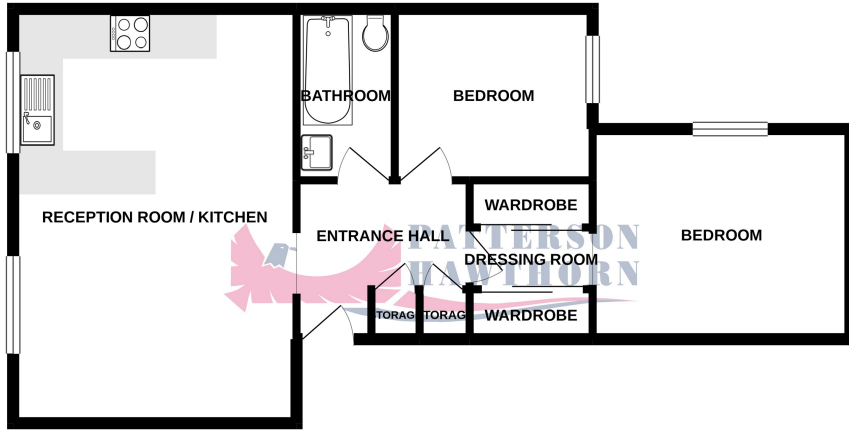


GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		76
(55 to 68) D	66	
(39 to 64) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Danbury Crescent, South Ockendon
£220,000**

- TWO BEDROOMS TOP FLOOR FLAT
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- MODERN 20' OPEN PLAN LIVING ROOM/KITCHEN
- NEWLY EXTENDED LEASE OF 125 YEARS
- MASTER BEDROOM WITH DRESSING ROOM & FITTED WARDROBES
- RE-FITTED KITCHEN & BATHROOM
- COMMUNAL GARDEN & PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE



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.



GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to second floor.

Front Entrance

Via hardwood door open into:

Hallway

Loft hatch to ceiling, two built-in storage cupboards one housing water tank, fitted carpet.

Open Plan Living / Kitchen

6.15m x 4.21m (20' 2" x 13' 10") Inset spotlights to ceiling, double glazed windows to side, kitchen area; a range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, space for freestanding fridge freezer, breakfast bar



Bathroom

2.48m x 1.46m (8' 2" x 4' 9") Low level flush WC, panelled bath, rainfall shower, hand wash basin, inset within base units, tiled walls, tiled flooring.

Bedroom One

3.82m x 3.12m (12' 6" x 10' 3") Double glazed windows to rear, fitted carpet.

Dressing Room

2.38m x 2.05m (7' 10" x 6' 9") Into fitted wardrobes, fitted wardrobes with sliding mirrored doors, fitted carpet.

Bedroom Two

2.94m x 2.55m (9' 8" x 8' 4") Double glazed windows to rear, fitted carpet.

EXTERIOR

Communal gardens and communal permit parking.

