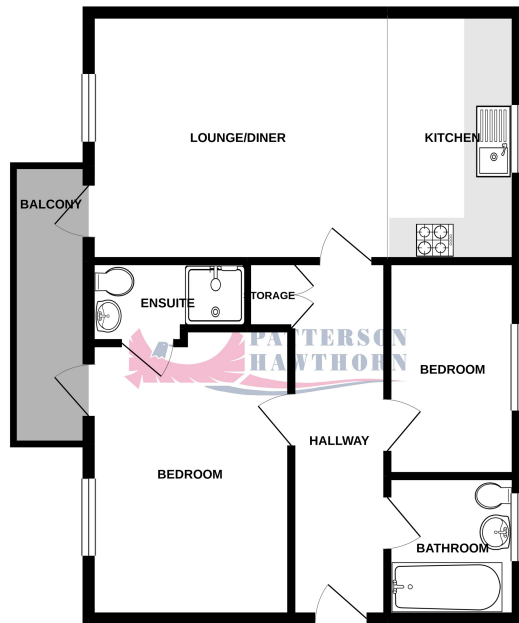


GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, 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		86	86
(69 to 80) C			
(55 to 68) D			
(39 to 54) 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		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 to 100) A			
(81 to 91) B		90	90
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Wales & N.Ireland	EU Directive 2002/91/EC		



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Ockendon@pattersonhawthorn.co.uk



Fairlane Drive, South Ockendon

£230,000

- TWO BEDROOMS
- GROUND FLOOR FLAT
- IMMACULATE THROUGHOUT
- ENSUITE TO MASTER
- BALCONY
- APPROX 0.6 MILES TO STATION
- EASY ACCESS TO A13 & M25
- ALLOCATED PARKING



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GROUND FLOOR

Communal Entrance

Via Security phone entry system.

Front Entrance

Via hardwood door into:

Hallway

Radiator, built-in storage cupboard (currently used as wardrobe), wood grain effect laminated flooring.

Bedroom One

4.3m x 3m (14' 1" x 9' 10"). Double glazed windows to front, radiator, wood grain effect laminated flooring, uPVC framed door to front opening to balcony.

Ensuite Shower Room

Opaque double glazed window to front, low-level flush WC, hand wash basin, shower cubicle, radiator, laminated tiled flooring.



Bedroom Two

3.18m x 1.93m (10' 5" x 6' 4"). Double glazed windows to rear, radiator, wood grain effect laminated flooring.

Bathroom

2.11m x 1.91m (6' 11" x 6' 3"). Opaque double glazed window to rear, paneled bath, low-level flush WC, hand wash basin, tiled splash backs, radiator, laminate tiled flooring.

Kitchen/Lounge/Diner

6.35m x 3.67m (20' 10" x 12' 0"). Double glazed windows to front and rear, kitchen area: a range of matching wall and base units, laminated work surfaces, 1.5 bowl Inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for fridge, space for freezer, laminate splash backs, wood grain effect laminate flooring, dining area: radiator, wood grain effect laminate flooring, uPVC framed door to front opening to balcony.

EXTERIOR

Balcony

Allocated Parking Space

Located immediately behind flat.