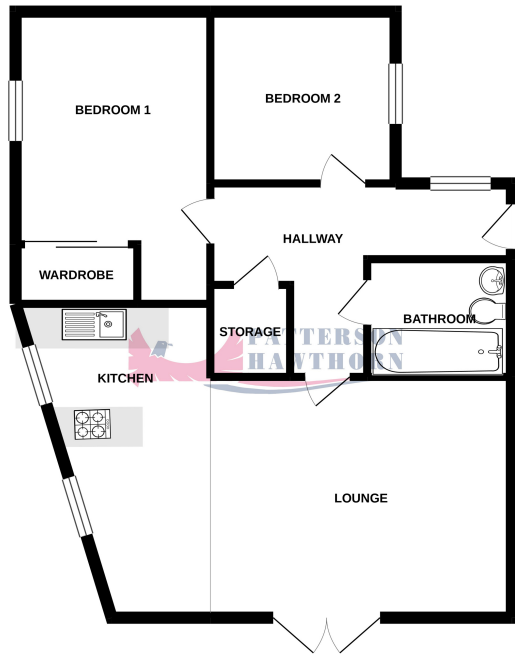


GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA - 625 sq ft. (58.1 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 architect, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreapp ©2020



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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	85	85
(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 (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B	88	88
(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	

Arisdale Avenue, South Ockendon £215,000

- TWO BEDROOMS GROUND FLOOR FLAT
- MAINTAINED TO AN EXCEPTIONAL STANDARD
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- PRIVATE RESIDENTS CAR PARK
- COMMUNAL GARDENS
- 0.8 MILES TO OCKENDON C2C STATION
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Communal Entrance

Via security phone entry system into:

Front Entrance

Via hardwood door into:

Hallway

Built-in storage cupboard, double glazed window to side, radiator, fitted carpet.

Open Plan Lounge / Kitchen / Diner (Irregular Shaped)

7.17m x 5.25m (23' 6" x 17' 3") Double glazed windows to side, kitchen area; spotlight bar to ceiling, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for freestanding fridge freezer, tiled splash backs, wood grain effect luxury vinyl flooring, living/dining area; two radiators, fitted carpet, uPVC framed double doors opening to patio area to front.



Bedroom One

4.41m x 3.33m (14' 6" x 10' 11")
Double glazed windows to front, radiator, fitted wardrobe with sliding mirrored doors, fitted carpet.

Bedroom Two

3.53m x 3.13m (11' 7" x 10' 3")
Double glazed windows to rear, radiator, fitted carpet.



Bathroom

2.09m x 1.95m (6' 10" x 6' 5")
Comprising panelled bath, shower, low-level flush WC, hand wash basin, radiator, part tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Exterior

Communal parking.
Communal garden.

