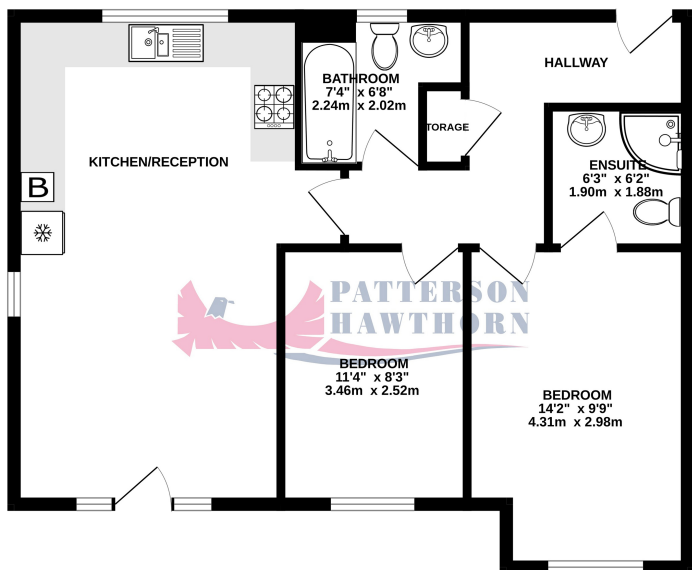


GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            | 83                         | 83        |
| (69-80) <b>C</b>                            |                            |           |
| (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 |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |

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### Daiglen Drive, South Ockendon

£270,000

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- 2017 NEW BUILD WITH 118 YEARS REMAINING ON LEASE
- EXCELLENT CONDITION THROUGHOUT
- IMMEDIATE ACCESS TO PATIO & COMMUNAL GARDEN
- 21' MODERN OPEN PLAN KITCHEN/RECEPTION
- ENSUITE SHOWER ROOM/WC TO BEDROOM ONE
- GREAT LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION, MAJOR ROADS & LAKESIDE SHOPPING



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## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system.

### **Private Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Built in storage cupboard, radiator, wall mounted security entrance phone, laminate flooring.

### **Kitchen / Diner / Reception Room**

6.5m x 3.86m (21' 4" x 12' 8") > 3.6m (11' 10") Kitchen area: Inset spotlights to ceiling, double glazed windows to front and side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with extendable mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, integrated dishwasher, tiled splash backs, laminate flooring.

Reception area: Double glazed windows and uPVC framed double glazed door to rear with modern integral shutter blinds opening to communal garden, radiator, laminate flooring.



### **Bedroom One**

4.31m x 2.98m (14' 2" x 9' 9") Double glazed windows to rear, radiator, laminate flooring.

### **Ensuite Shower Room**

1.9m x 0.88m (6' 3" x 2' 11") Low level flush WC, hand wash basin, shower cubicle, part tiled walls, chrome hand towel radiator, nonslip vinyl flooring.

### **Bedroom Two**

3.46m x 2.51m (11' 4" x 8' 3") Double glazed windows to rear, radiator, laminate flooring.

### **Bathroom**

2.24m x 1.92m (7' 4" x 6' 4") (Max) Inset spotlights to ceiling, obscure double glazed window to front, panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, part tiled walls, tiled flooring.



## **EXTERIOR**

### **Front & Rear Exterior**

Communal gardens, one allocated parking space plus visitors parking.

