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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Danbury Crescent, South Ockendon

£210,000

- TWO BEDROOM GROUND FLOOR FLAT
- HIGH SPECIFICATION
- 159 YEARS REMAINING ON LEASE
- NEW ELECTRIC HEATERS & WINDOWS
- MODERN, RE-FITTED KITCHEN
- OPEN FIELD VIEWS TO REAR
- COMMUNAL PARKING
- HIGHLY SOUGHT AFTER DEVELOPMENT





GROUND FLOOR

Communal Entrance

Via security phone entry system.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Wall mounted security entrance phone, ceiling-level fuse box, laminate flooring.

Reception Room

4.28m x 3.68m (14' 1" x 12' 1") Double glazed windows to rear, electric heater, built-in storage cupboard with space and plumbing for washing machine, space for tumble dryer, laminate flooring.



Kitchen

2.76m x 2.36m (9' 1" x 7' 9") Spotlight bar to ceiling, double glazed tilt and turn window to rear, a range of matching wall and base units, laminate work surfaces, black inset sink and drainer with mixer tap, integrated double oven, four ring induction hob, extractor hood, space and plumbing for dishwasher, space for freestanding fridge freezer, laminate splashbacks, laminate flooring.



Bedroom One

3.59m x 2.79m (11' 9" x 9' 2") Double glazed windows to front, electric heater, laminate flooring.

Bedroom Two

3.21m x 2.13m (10' 6" x 7' 0") Double glazed tilt and turn window to front, electric heater, laminate flooring.



Bathroom

2.37m x 1.68m (7' 9" x 5' 6") Double glazed tilt and turn window to side, low level flush WC, hand wash basin, panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.



EXTERIOR

Communal gardens and communal residents parking.