


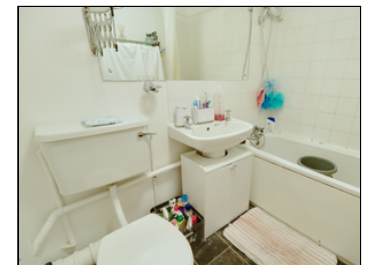
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Danbury Crescent, South Ockendon £200,000

- TWO BEDROOMS SECOND FLOOR FLAT
- NO ONWARD CHAIN
- EXTENDED LEASE
- GOOD CONDITION THROUGHOUT
- COMMUNAL GARDENS & PARKING
- POPULAR DEVELOPMENT CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION & MAJOR ROADS
- IDEAL FIRST TIME BUY OR INVESTMENT



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to second floor.

Front Entrance

Via hardwood door opening into:

Hallway

Built in cupboard housing water tank, loft hatch to ceiling, laminate flooring.

Reception Room

4.37m x 4.31m (14' 4" x 14' 2") > 3.69m (12' 1") Double glazed windows to rear, electric heater, laminate flooring.

Kitchen

2.75m x 2.4m (9' 0" x 7' 10") Double glazed windows to rear, a range of base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, hand tiled splash backs, vinyl flooring.

Bedroom One

3.21m x 2.78m (10' 6" x 9' 1")
Double glazed windows to front, electric radiator, fitted wardrobe with sliding mirror doors, laminate flooring.

Bedroom Two

3.21m x 2.15m (10' 6" x 7' 1")
Double glazed window to front, electric radiator, laminate flooring.

Bathroom

2.4m x 1.7m (7' 10" x 5' 7") Low level flush WC, hand wash basin, panelled bath with shower attachment, electric shower, part tiled walls, vinyl flooring.

EXTERIOR

Front & Rear Exterior

Communal gardens and parking.