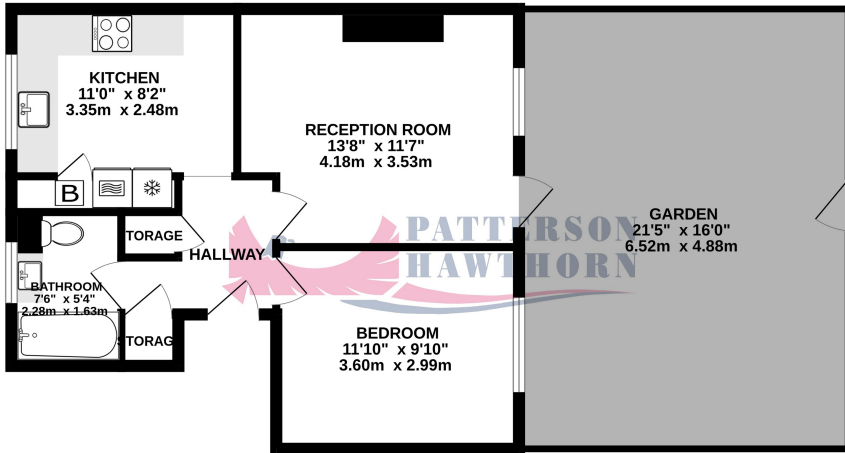


GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 455 sq.ft. (42.3 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 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2014

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



Faymore Gardens, South Ockendon £200,000

- ONE BEDROOM GROUND FLOOR FLAT
- FULL BACK-TO-BRICK REFURBISHMENT
- FINISHED TO AN EXCEPTIONAL STANDARD
- 22' x 16' PRIVATE, LANDSCAPED REAR GARDEN
- OVER 100 YEARS REMAINING ON LEASE
- PORCELAIN TILED FLOORING
- GRANITE WORKTOPS TO KITCHEN
- INTEGRAL RAINFALL SHOWER BATHROOM
- MODERN TRAY CEILING WITH LED LIGHTING TO BEDROOM





GROUND FLOOR

Communal Entrance

Via security phone entry system.

Private Front Entrance

Via security door opening into:

Entrance Hall

Inset spotlights and LED lights to ceiling, two built-in storage cupboards, porcelain tiled flooring.

Reception Room

4.18m x 3.53m (13' 9" x 11' 7") Inset spotlights to ceiling, double glazed windows to rear, feature electric fireplace, built-in shelving, radiator, laminate flooring, uPVC framed double glazed door to rear opening to private rear garden.



Kitchen / Diner

3.36m x 2.47m (11' 0" x 8' 1") Inset spotlights to ceiling, double glazed windows to front, a range of integrated handled matching wall and base units, granite worksurfaces, inset sink and drainer with mixer tap and separate water softener tap, four ring electric hob, extractor hood, integrated oven, space and plumbing for washing machine, integrated dishwasher, space for tumble dryer, space for freestanding fridge freezer, radiator, glass splash backs, porcelain tiled flooring.

Bathroom

2.77m x 1.64m (9' 1" x 5' 5") Inset spotlights to ceiling, obscure double glazed windows to front, low level flush WC, hand wash basin set on a tiled surface with shelving underneath, tiled bath, integral rainfall shower, chrome hand towel radiator, porcelain tiled walls and flooring.

EXTERIOR

Rear Garden

Approximately 22' x 16' Laid to artificial grass with paved pathway, part raised decking, timber shed with access to rear via timber gate.

Front Exterior

Communal parking.