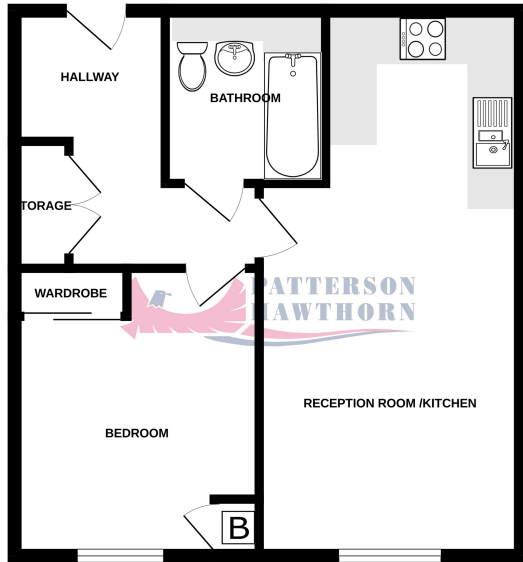


GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA - 494 sq. ft. (45.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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.
Made with MetreX 02/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(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.



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Falcon Way, South Ockendon

£235,000

- ONE BEDROOM SECOND (TOP) FLOOR APARTMENT
- 2022 NEW BUILD
- APPROX 8 YEARS OF BUILDERS WARRANTY REMAINING
- NO NEIGHBOURS ABOVE
- ALLOCATED & VISITORS PARKING
- WELL OVER 900 YEARS ON LEASE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25 & LAKESIDE
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Communal Entrance

Via security phone entry system, lift and stairs to second floor.

Front Entrance

Via hardwood door opening into:

Hallway

Large built in storage cupboard, radiator, luxury vinyl flooring, wall mounted security entrance phone.

Kitchen / Diner / Reception Room

7.03m x 3.37m (23' 1" x 11' 1") Kitchen area: Spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven with four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, laminate splash back, luxury vinyl flooring. Reception area: Large double glazed windows to front, radiator, luxury vinyl flooring.



Bedroom

3.71m x 3.14m (12' 2" x 10' 4") Large double glazed windows to front, built in storage cupboard housing boiler, fitted wardrobes with sliding mirror doors, radiator, fitted carpet.

Bathroom

2.1m x 2.06m (6' 11" x 6' 9") Panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, part tiled walls, vinyl flooring.

EXTERIOR

Front Exterior

Allocated parking to front, communal gardens.

Lease - Lease: 998 years.

Service Charge: £813 per year and includes ground rent.