


Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D	53	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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Archers Court, SOUTH OCKENDON £160,000

- ONE DOUBLE BEDROOM
- FIRST FLOOR FLAT
- SECURITY ENTRANCE
- IDEAL FIRST TIME BUY
- CLOSE TO STATION
- COMMUNAL PARKING
- COMMUNAL GARDENS
- NO ONWARD CHAIN





GROUND FLOOR

Entrance

Via security entrance into well maintained communal hallway, stairs to:

FIRST FLOOR

Front Entrance

Via hardwood door into:

Hallway

Wall mounted security entry phone control system, access to loft, large storage cupboard housing hot water tank and shelving, wooden flooring.

Bathroom

Comprising of panelled bath with chrome mixer tap, low level flush WC., hand wash basin, wall mounted electric heater, extractor fan, wood grain effect vinyl flooring.



Bedroom One

13' x 9' 3" (3.97m x 2.81m) Glazed fixed and casement windows, wood grain laminated flooring.

Lounge

14' 1" x 10' 2" (4.28m x 3.11m) Fixed and casement window, wall mounted electric heater, wood grain laminated flooring.



Kitchen

10' 8" x 6' 9" (3.25m x 2.06m) Range of matching base units with laminated rolled edge work surfaces, fixed window with opening fanlight, stainless steel single bowl sink inset with drainer and chrome mixer taps, ceramic tiled splash back, space for fridge, space and plumbing for free standing cooker, space and plumbing for washing machine, vinyl flooring.



EXTERIOR

Front Exterior

Communal gardens, communal parking.



