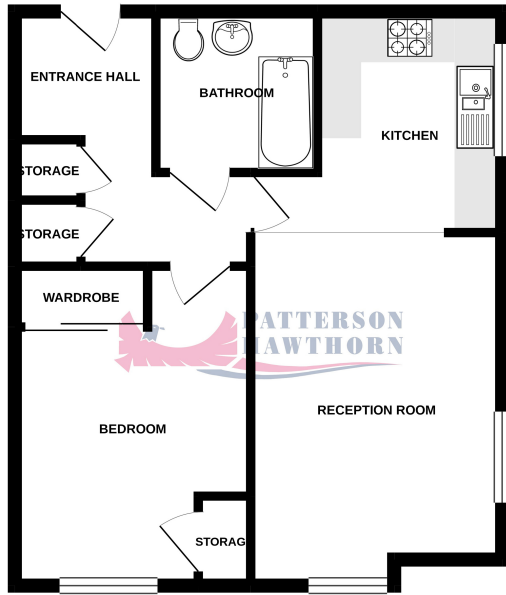


GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, stairs 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 for any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Merge3D (2021)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B	81	81
(69 to 80)	C		
(55 to 68)	D		
(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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Windstar Drive, South Ockendon

Guide Price £200,000

- GUIDE PRICE £200,000 - £210,000
- ONE BEDROOM TOP FLOOR FLAT
- 2019 NEW BUILD IN SOUGHT AFTER NEW DEVELOPMENT
- MAINTAINED TO AN EXCEPTIONAL STANDARD
- 123 YEARS REMAINING ON LEASE
- ALLOCATED PARKING
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE
- 0.4 MILES TO OCKENDON C2C STATION



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to third floor.

Front Entrance

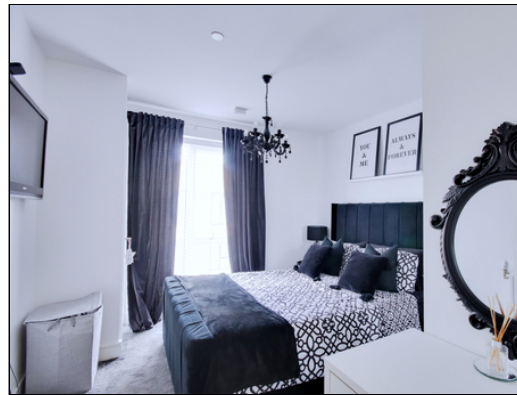
Via hardwood door opening into:

Hallway

Two built-in storage cupboards one housing radiator the other housing fuse box, radiator, luxury vinyl flooring.

Open Plan Living / Kitchen

7.01m > 6.88m (23' 0" > 22' 7") x 3.21m > 2.35m (10' 6" > 7' 9")
Kitchen area; spotlight bar to ceiling, double glazed window to side, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, four ringed gas hob, extractor hood, space for freestanding fridge freezer, laminate splash backs. Living area; double glazed



Bedroom

3.66m x 3.12m (12' 0" x 10' 3")
Double glazed windows to rear, built-in storage cupboard housing boiler, fitted wardrobes with sliding mirror doors, radiator, fitted carpet.



Bathroom

2.07m x 2.06m (6' 9" x 6' 9") Low level flush WC, hand wash basin, panelled bath, shower, hand towel radiator, part tiled walls, wood grain effect vinyl flooring.

EXTERIOR

Front Exterior

One allocated parking space.

