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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fairlane Drive, South Ockendon

Guide Price £260,000

- TWO BEDROOMS FIRST FLOOR FLAT
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- 2015 NEW BUILD
- MODERN OPEN PLAN LIVING
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- BALCONY LINKING RECEPTION & MAIN BEDROOM
- OVER 100 YEARS REMAINING ON LEASE
- HIGHLY SOUGHT AFTER LOCATION





## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to first floor.

### **FIRST FLOOR**

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Built-in storage cupboard, radiator, laminate flooring.

### **Reception Room / Kitchen**

6.34m x 3.53m (20' 10" x 11' 7") Double glazed windows throughout, uPVC framed door to side opening to balcony, Kitchen area; 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, four ring gas hob, extractor hood, space and plumbing for washing machine, space for fridge, space for freezer, space for further appliance, laminate splash backs, two radiators, laminate flooring.



### **Bedroom One**

3.42m x 3.16m (11' 3" x 10' 4") Double glazed windows to side, uPVC framed door to side leading to balcony, radiator, laminate flooring.

### **Ensuite Shower Room**

Low level flush WC, hand wash basin, shower cubicle, radiator, tiled flooring.



### **Bedroom Two**

3.16m x 1.98m (10' 4" x 6' 6") Double glazed window to side, radiator, laminate flooring.

### **Bathroom**

2.23m x 1.92m (7' 4" x 6' 4") Panelled bath, low level flush WC, hand wash basin, part tiled walls, radiator, laminate tiled flooring.



### **EXTERIOR**

### **Front & Rear Exterior**

Allocated parking and communal gardens.

