



William HILL

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WHEN THE FUN STOPS STOP

The co-operative South Ockendon

The co-operative
great with friends

100% fresh British meat in all our chilled ready meals

PL No

£4

£2

COOP

the co-operative
in exclusive range of airtrade wines.

100% fresh British meat in all our sandwiches and salads

£3.50

PP for Point

We are open...

This spacious three bedroomed split level maisonette is situated in a convenient location close to local shops and South Ockendon station. Features include a spacious lounge with a balcony, fitted kitchen, cloakroom, bathroom and no onward chain.



- Lounge with balcony 14'9 x 14'7>9'7
- Fitted kitchen 10' x 8'11
- Cloakroom
- Bedroom one 13'10 x 9'1
- Bedroom two 11' x 10'10
- Bedroom three 8'9 x 7'8
- Bathroom
- No onward chain

ENTRANCE HALLWAY

Textured ceiling, two built-in storage cupboards, radiator, power point, laminate floor.

CLOAKROOM

Textured ceiling, extractor fan, suite comprising pedestal wash hand basin and low flush wc, vinyl floor covering.

FITTED KITCHEN

10' x 8'11 (3.05m x 2.72m)

Double glazed window to rear, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, fridge/freezer, washing machine and dishwasher can remain, tiling to three walls, radiator, vinyl floor covering.

LOUNGE

14'9 x 14'7 narrowing to 9'7 (4.50m x 4.45m narrowing to 2.92m)

Double glazed patio doors lead to large balcony, coved ceiling, built-in storage cupboard, radiator, power points, laminate floor.

BALCONY

Tiled floor, integral storage shed.

LANDING

Access to loft space, built-in airing cupboard, further storage cupboard, fitted carpet.

BEDROOM ONE

13'10 x 9'1 (4.22m x 2.77m)

Double glazed window to front, range of fitted wardrobes, radiator, power point, fitted carpet.

BEDROOM TWO

11' x 10'10 (3.35m x 3.30m)

Double glazed window to rear, wall mounted gas central heating boiler, radiator, power points, fitted carpet.



BEDROOM THREE

8'9 x 7'8 (2.67m x 2.34m)

Double glazed window to front, radiator, power point, fitted carpet.

BATHROOM

Opaque double glazed window to rear, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, tiled walls, radiator, vinyl floor covering.

EXTERIOR

Parking space at rear.

LEASE DETAILS AND SERVICE CHARGES

Approximately 102 years remaining on lease

Ground rent: £10 per annum

Service charges: Approximately £600 per annum







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation...



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Previous	Current	Target	Previous
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-94% A			92-94% A		
85-91% B			85-91% B		
79-84% C			79-84% C		
73-78% D			73-78% D		
67-72% E			67-72% E		
61-66% F			61-66% F		
55-60% G			55-60% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	