



Kempsters
ESTATE AGENTS

263 Danbury Crescent
South Ockendon RM15 5XB

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Asking price
£210,000

This two bedroom flat is located on the second floor (top) in a quiet road in South Ockendon and has a c2c rail link to London close by. The property also benefits from a stylish kitchen, large lounge, newly replaced stylish bathroom and a dressing room area adjoining bedroom one.



- Double Glazing
- Top Floor
- Large Lounge 14'5 x 13'10
- Stylish Kitchen 13'10 x 5'10
- Newly Refurbished Stylish Bathroom 8'1 x 4'9
- Bedroom One 12'6 x 10'2
- Dressing Room to Bedroom One 7'9 x 6'7
- Bedroom Two 9'7 x 8'4
- Two Allocated Parking Spaces
- 76 Year Lease

HALLWAY

7'9 x 7'10 (2.36m x 2.39m)

Smooth ceiling and walls, carpeted floor, two built in cupboards one with hot water tank, access to loft area which is boarded and has a light.

LOUNGE

14'5 x 13'10 (4.39m x 4.22m)

Smooth ceiling and walls with one feature papered wall, double glazed window to front, carpeted floor.

KITCHEN

13'10 x 5'10 (4.22m x 1.78m)

Smooth ceiling and partially tiled walls, double glazed windows to front, tiled floor, a range of stylish wall and base units in black gloss with contrasting rolled edge work surface, stainless steel sink with mixer tap, electric hob with extractor over, electric oven, spaces for standing fridge/freezer, washing machine, drying machine and dish washer.

BEDROOM ONE

12'6 x 10'2 (3.81m x 3.10m)

Smooth ceiling and walls, one featured papered wall, double glazed window to side/rear and carpeted floor.

DRESSING ROOM

7'9 x 6'7 (2.36m x 2.01m)

Smooth ceiling with spotlights, smooth painted walls, carpeted floor and built in wardrobes.

BEDROOM TWO

9'7 x 8'4 (2.92m x 2.54m)

Smooth ceiling and walls, double glazed window to rear, carpeted floor.

BATHROOM

8'1 x 4'9 (2.46m x 1.45m)

Smooth ceiling with spotlights, recently new fully tiled walls and ceilings, stylish bath with shower over and glass door, wash basin with cupboard under and extractor.



EXTERIOR

Two allocated parking spaces and communal garden.

LEASE AND SERVICE DETAILS

76 years remaining on the lease.

Service Charge £1200 per year paid monthly.

Ground Rent £100 per year paid half yearly.











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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

