



FALCON WAY, SOUTH OCKENDON

Beautifully Appointed Two Bedroom First Floor Apartment | 994 Year Lease | Open Plan Kitchen Living Area | 4-Piece Bathroom Suite | Allocated Parking Space | Balcony | Security Entry System | Viewing Highly Recommended |

Offers Over £260,000 Leasehold | 2 bedroom apartment for sale



SSTC

CHARLES STRATTON
ESTATE AGENTS



Bright and spacious two-bedroom first floor apartment which has been beautifully maintained and presented by the existing owners and should be viewed at your earliest opportunity.

The building is approached via security entry system opening to the communal hallway with stairs ascending to the first floor. The front door opens to the Entrance Hall with doors which open to the Two Bedrooms, Four Piece Bathroom Suite, and the open plan Living Room with Kitchen and Balcony.

The property is approximately 0.2 miles from South Ockendon Railway station with local schools, shops and amenities all close by.

Tenure: Leasehold (994 years)

Ground Rent: £200 per year

Service Charge: £1,400 per year

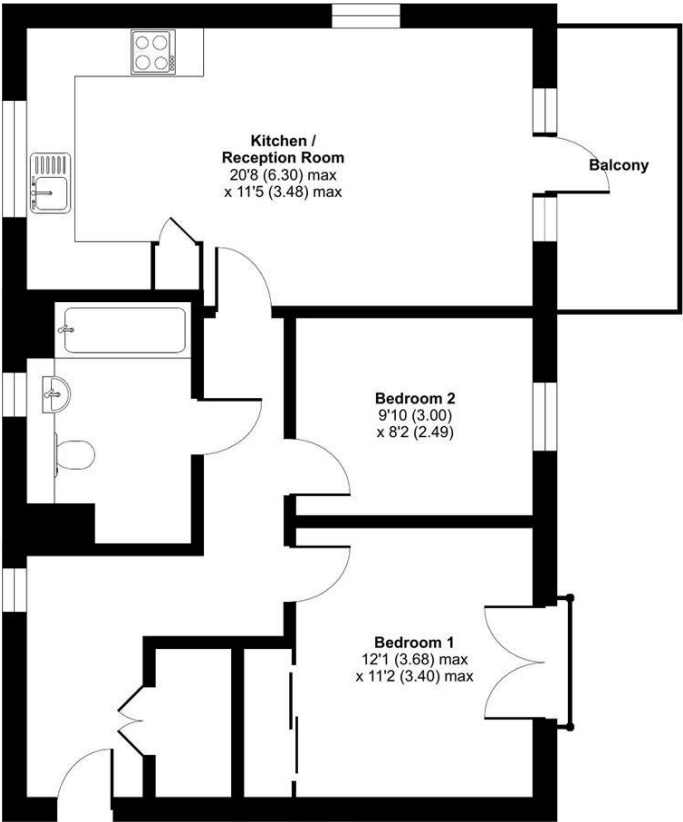
Parking options: Off Street





Falcon Way, South Ockendon, RM15

Approximate Area = 668 sq ft / 62.1 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1076095

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	83	(92-100) A	83
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂).	

Viewing by appointment only
Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk/

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>