



FALCON WAY, SOUTH OCKENDON

812 Square Foot Ground Floor Apartment | Sought After Development | 27'9"
Kitchen/Living Room | Two Bedrooms | En-Suite | Bathroom W.C. | 994 Year
Lease | Allocated Parking Space | Patio Area | Security Entry Phone System |

SSTC

£285,000 Leasehold | 2 bedroom apartment for sale

CHARLES STRATTON
ESTATE AGENTS



Being one of the larger apartments in Falcon Way, this property offers 812 square feet of living space which includes a 27'9" Kitchen/Living Room in addition to Two Bedrooms, the Master having an En-Suite and further Bathroom W.C.

The property is accessed via communal hallway with security entry phone system and is located on the ground floor and benefits from its own private patio are accessed from the living area.

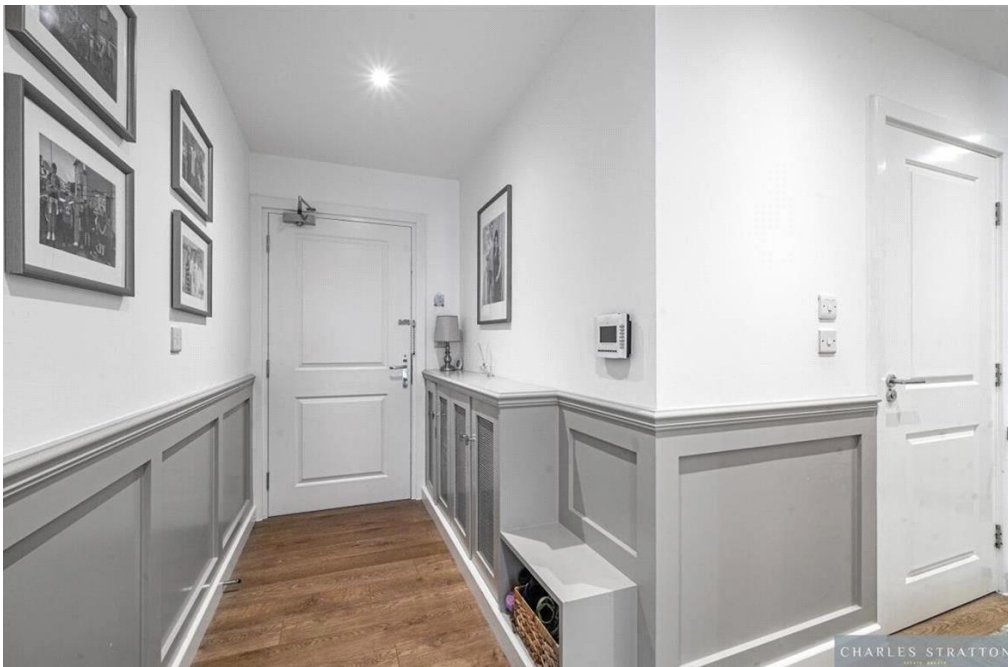
Further benefits include an allocated parking space and a long lease of approximately 994 years.

Tenure: Leasehold (994 years)

Ground Rent: £200 per year

Service Charge: £2,400 per year

Parking options: Off Street

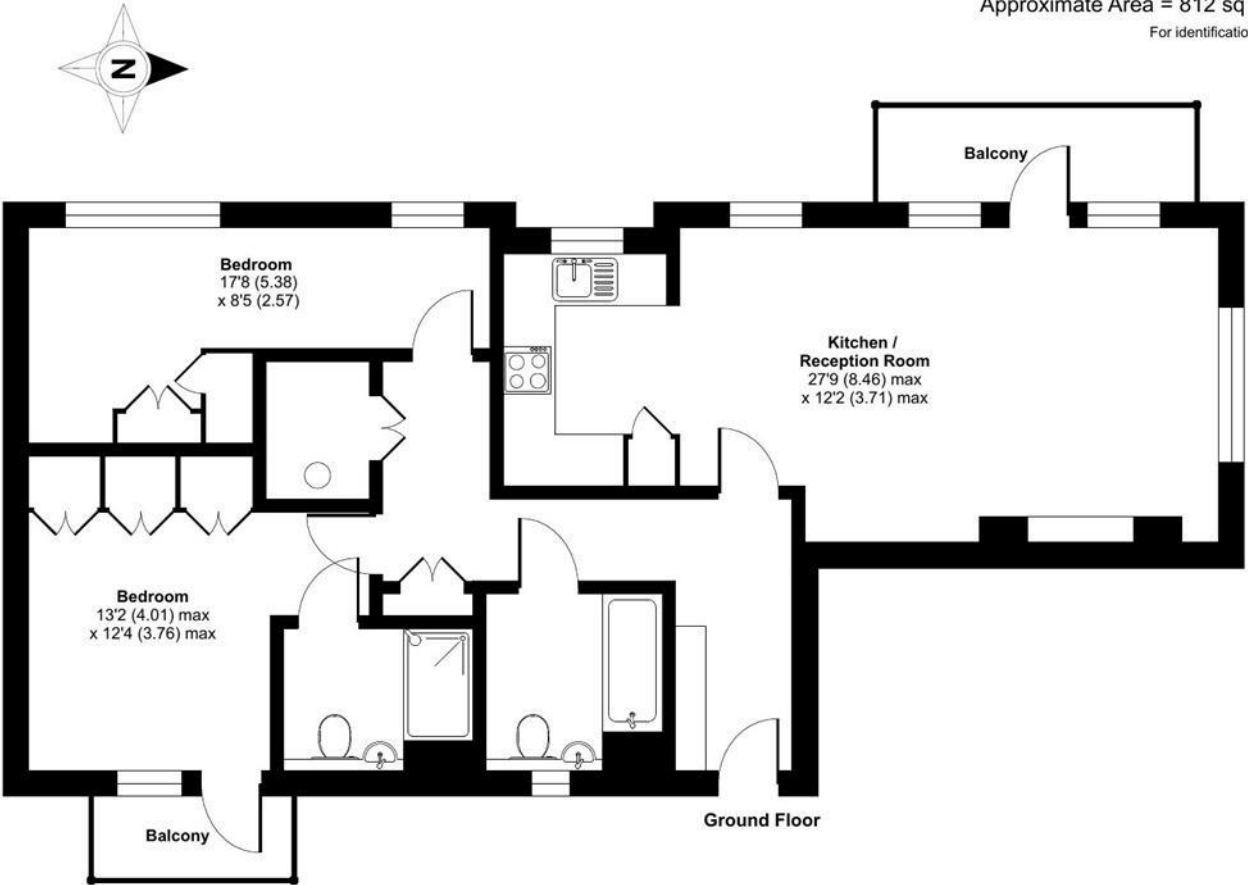




Falcon Way, South Ockendon, RM15

Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Charles Stratton Estates Ltd REF: 1134060

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	
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/>