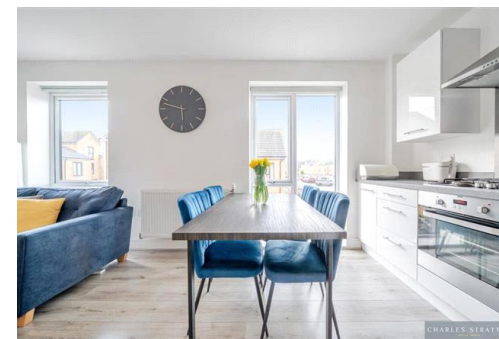




## WINDSTAR DRIVE, SOUTH OCKENDON

Impressive Two Bedroom First Floor Apartment | Bright Dual Aspect Living Room Opening to Balcony | En-Suite Shower Room | Further Bathroom W.C. | Allocated Parking Space | Security Entryphone System | Lift Access | Viewing Highly Recommended |

**Offers Over £285,000** Leasehold | 2 bedroom apartment for sale



CHARLES STRATTON  
ESTATE AGENTS



Benefiting from a wealth of natural light is this bright and spacious Two-Bedroom, Two-Bathroom apartment benefiting from a dual aspect Living Room with open plan Kitchen.

The property has been meticulously maintained by its present owner and further benefits from Security Entryphone System, lift access, and allocated parking space.

The apartment is situated in a modern development just a short walk from Ockendon Railway Station Providing access to London Fenchurch Street whilst Lakeside Shopping Centre is just a short drive away.

An internal viewing at your earliest opportunity comes highly recommended.

Council Tax Band: C  
Tenure: Leasehold (224 years)  
Ground Rent: £323.54 per year  
Service Charge: £1,501.52 per year



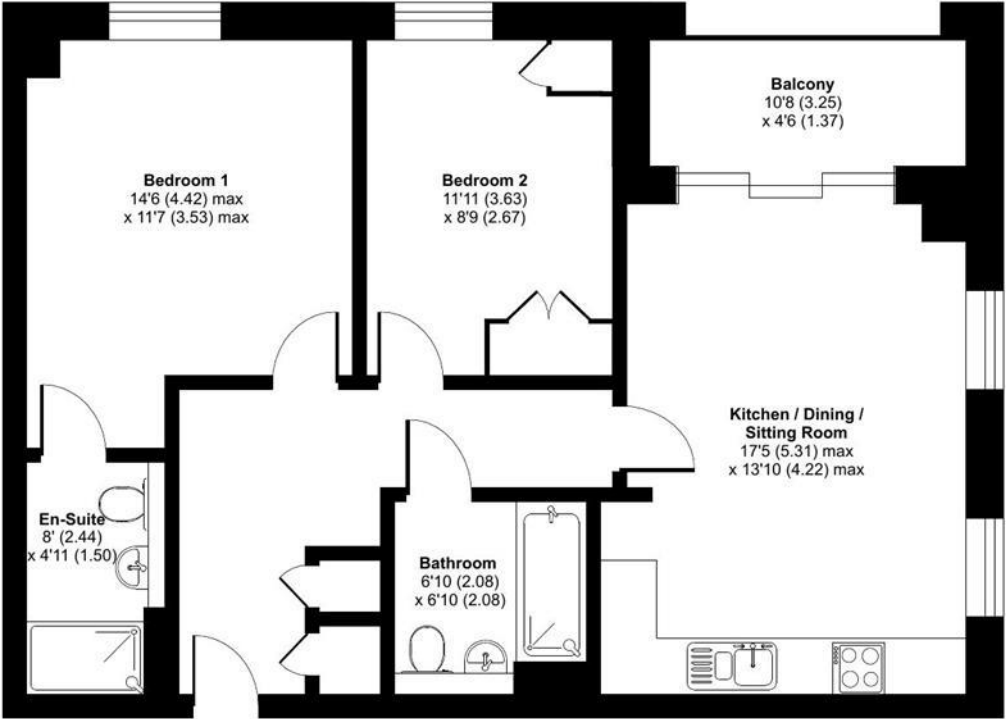




# Windstar Drive, South Ockendon, RM15

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charles Stratton Estates Ltd. REF: 1297873

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	84	(92-100) A	84
(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 <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales 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 <sub>2</sub> ).	

Viewing by appointment only  
Charles Stratton Estates Ltd

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