



**GRIFFIN**  
THE PROPERTY PEOPLE



## Falcon Way , South Ockendon, RM15 5FW

Guide price £270,000

Griffin Residential are proud to present to you a beautiful second floor apartment with access to South Ockendon train station with C2C links into London Fenchurch St. Lakeside shopping centre is a short drive away, alongside some local amenities such as Tesco express & petrol station, takeaways, Derwent parade which boasts a range of local shops such as Greggs, Savers, Lidl, Pharmacy, cafes and much more!

The property itself comprises of a spacious entrance hall-way, leading to the master bedroom with built in wardrobe space, secondary bedroom with the same, a four piece family bathroom, furthermore an open plan fitted kitchen/lounge alongside a balcony!

### Viewing

Please contact our Grays Sales Office on 01375 397872 if you wish to arrange a viewing appointment for this property or require further information.

- SECOND FLOOR SAFETY
- CLOSE TO C2C LINKS TRAIN STATION
- GREAT BALCONY VIEWS
- SPACIOUS OPEN PLAN KITCHEN/LIVING
- FOUR PIECE BATHROOM SUITE
- GOOD SIZED BEDROOMS
- BUILT IN STORAGE THROUGHOUT
- AMPLE PARKING
- ONLY 7 YEARS OLD - WARANTEE 3 YEARS
- EPC: 82B



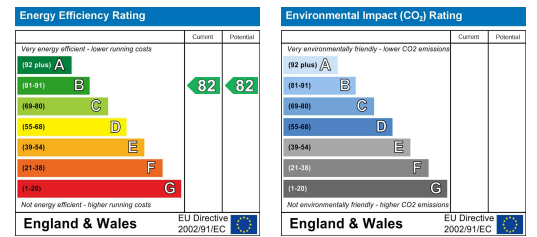
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.