

H Together Homes



FALCON WAY SOUTH OCKENDON

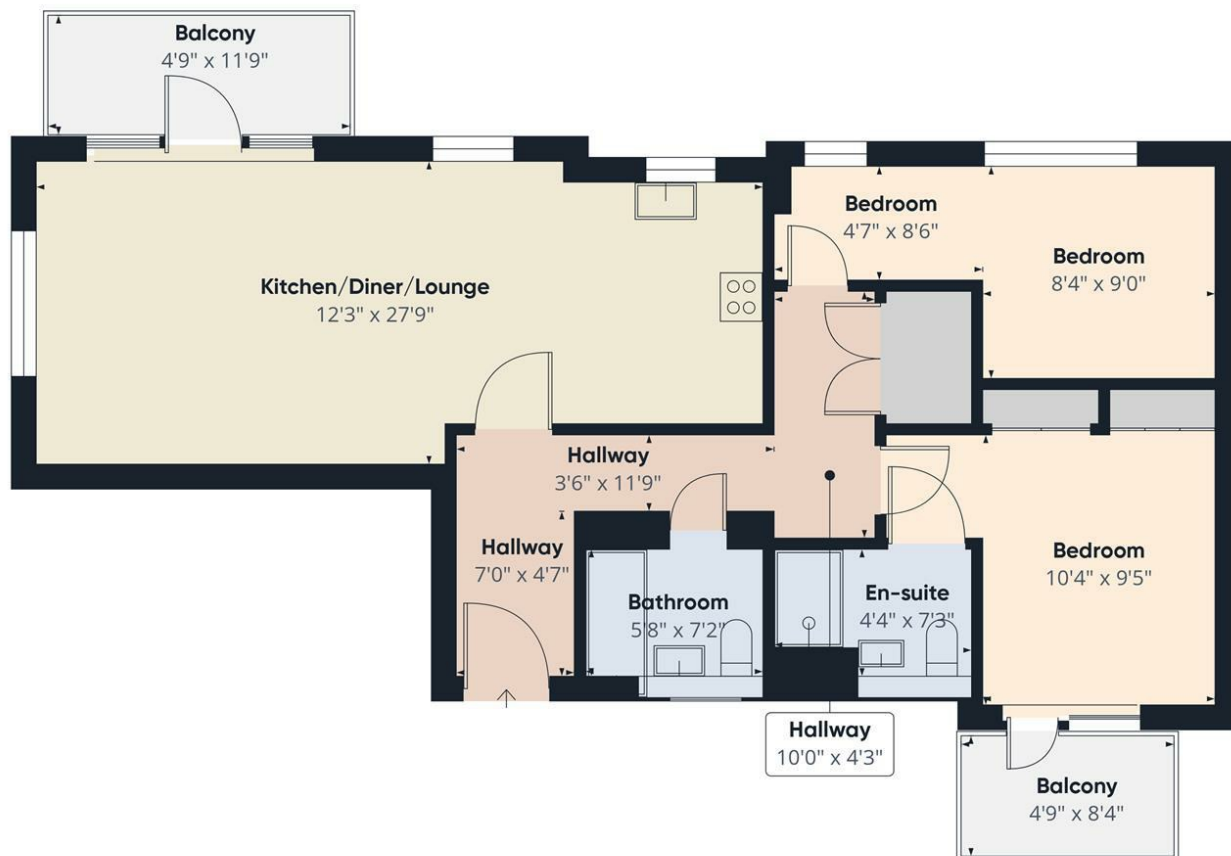
£275,000
Offers in excess

Welcome to Falcon Way, South Ockendon a beautifully presented and exceptionally spacious first-floor apartment, positioned on one of the larger plots within this modern development. From the moment you enter, the generous hallway sets the tone, leading into an impressive open-plan kitchen, diner, and lounge that creates a bright and sociable living space, perfect for modern lifestyles. The lounge opens out onto a large private balcony ideal for relaxing, while a second, more private balcony can be accessed via the master bedroom and offers views overlooking the residents' car park.

The accommodation features a well proportioned master bedroom complete with a stylish en-suite shower room, and a second double bedroom that provides flexibility for guests, a home office, or additional family space. A sleek and contemporary family bathroom adds further appeal, and storage is no issue thanks to an exceptionally large cupboard off the hallway, equipped with shelving and housing the water tank.

The property also benefits from one allocated parking space, a long lease of approximately 992 years remaining, and a combined annual service charge and ground rent of £2,700. With spacious interiors, thoughtful layout, and excellent access to local amenities and transport links, this apartment must be viewed in person to fully appreciate the size and quality on offer.





Approximate total area⁽¹⁾
779 ft²

Balconies and terraces
96 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Together Homes
21 Station Parade
Hornchurch
RM12 5AB

01708 320 600
sales@togetherhomes.co.uk
togetherhomes.co.uk

Together Homes