



## Torino Way, South Ockendon

£260,000



- Well presented 2nd floor flat with secure intercom entry and communal entrance
- No onward chain
- Approximately 0.4 miles to Ockendon railway station
- Ideal location for road links, local shops and schools
- Lounge/diner/kitchen with balcony
- En-suite and family bathroom
- Two well proportioned bedrooms
- Allocated parking



**NO CHAIN. Well presented two bedroom 2nd floor flat, offered for sale with secure intercom entry. Located approximately 0.4 miles to Ockendon railway station, close to local amenities, popular schools and road links. Accommodation boasts, spacious entrance hall, two well proportioned bedrooms, en-suite shower room, family bathroom and open plan lounge/diner/kitchen giving access to balcony. Allocated parking.**

Enter the building via secure intercom entry into communal entrance hall. Stairs to all floors.

Spacious entrance hall gives access to all rooms. Storage cupboard.

Main bedroom 15'6 x 11'2 two double glazed windows. Wooden style flooring. Coved ceiling.

En-suite comprises, shower, wash hand basin and low level wc. Obscure double glazed window. Tiling to splash backs.

Bedroom two 10'9 x 10'6 double glazed window. Continuation of flooring. Coved ceiling.

Family bathroom comprises panel bath fitted shower and glass splash screen door. Wash hand basin and low level wc. Tiling to splash back areas. Heated towel rail.

Open plan lounge/diner/kitchen 23'11 max x 13'11 gives access to personal balcony via French double glazed doors. Dual aspect double glazed windows. Continuation of flooring. Coved ceiling with ample spotlighting.

Kitchen offers wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Hob, oven and stainless steel extractor hood. Dishwasher to remain, space for washing machine. Double glazed window.

The property also has allocated parking.

Further Details:

Length of Lease: Approximately 117 years remaining

Ground Rent: £250.00 per annum

Service Charge: £1,178 per annum

Council Tax Band: B

Local Authority: Thurrock

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





## Local Life

South Ockendon is a town, located on the border with Greater London, just outside the M25 motorway. Ockendon railway station is located on London, Tilbury and Southend line to Fenchurch Street via Upminster. Close to Lakeside Shopping Centre offering an array of things to do including, leisure facilities, Cinemas, pubs, you can also visit a variety of restaurants.



Floor Plan



