



## Sunliner Way, South Ockendon

Guide Price £250,000



- No onward chain
- Constructed in 2016 with NHBC build warranty remaining and long lease of approximately 116 years remaining
- Two great size double bedrooms
- Lovely size open plan lounge/kitchen
- Modern bathroom
- En-suite shower room to the master
- Large storage cupboard
- Allocated parking
- Siding onto greensward
- 0.3 miles to South Ockendon train station



**Colubrid Estate Agents are delighted to offer this two double bedroom first floor flat to the market. Being sold with no onward chain and constructed in 2016 with NHBC build warranty remaining, this property will not be on the market for long. Accommodation boasts an entrance hallway with secure intercom entry system, modern bathroom, lovely size open plan lounge/kitchen, large storage cupboard, two large double bedrooms with en-suite to the master. Externally the property has an allocated parking space and sides onto greensward. South Ockendon train station is ideally located just 0.3 miles away. The remaining lease is approximately 116 years.**

**GUIDE PRICE: £250,000-£270,000**

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises, panel bath, wash hand basin and low level wc. Tiling to splash back areas. Obscure double glazed window.

Main bedroom (12'6 x 10'2) has personal en-suite shower room. Double glazed window.

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

Bedroom two (13'3 x 9'8) double glazed window.

Open plan lounge/diner kitchen (16'2 x 13'5) double glazed window. Wooden style flooring.

Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, oven under, stainless steel extractor hood. Space for other appliances.

The property also has allocated parking.

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.



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## 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





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