



## Giles Court, Windstar Drive, South Ockendon

Guide Price £220,000



- No onward chain
- A beautifully presented and fantastic size one bedroom first floor apartment
- Constructed in 2019 by the reputable St Modwen Homes with approximately 5 years NHBC warranty remaining
- Long lease of approximately 245 years
- Inviting entrance hallway with secure intercom entry system
- Lovely size modern open plan lounge/kitchen/diner
- Wonderful size bedroom
- Beautiful bathroom
- Allocated parking and lift access
- Ideally located just 0.1 miles from South Ockendon train station



**GUIDE PRICE £220,000-£230,000.**

Nestled in the charming Giles Court, Windstar Drive, South Ockendon, this delightful one-bedroom flat is a gem waiting to be discovered. With a spacious open plan lounge/kitchen/diner, a cosy bedroom, and a stylish bathroom, this first-floor apartment offers a comfortable and modern living space with the added benefit of being sold with no onward chain.

Built in 2019 by the esteemed St Modwen Homes, this property exudes quality and craftsmanship. Boasting an NHBC warranty of approximately five years remaining and a long lease of around 245 years, this flat provides both peace of mind and long-term security.

As you step into the inviting entrance hallway, you are greeted by a secure intercom entry system, ensuring both convenience and safety. The open plan lounge, kitchen, and diner area is perfect for entertaining guests or simply relaxing after a long day. The bedroom offers ample space for rest and relaxation, while the beautifully designed bathroom adds a touch of luxury to everyday living.

Convenience is key with an allocated parking space and lift access, making daily routines a breeze. Situated just 0.1 miles from South Ockendon train station, commuting is made easy for those who need to travel for work or leisure.

Don't miss the opportunity to make this flat your own - a modern oasis in a convenient location, offering comfort, style, and quality living.

Enter the building via secure intercom entry system. Lift service to all floors.

Entrance hall gives access to all rooms. Two storage cupboards. Colour washed wooden style flooring.

Bedroom 12'2 x 9'9 double glazed window. Storage cupboard and built in wardrobe to remain.

Bathroom comprises, white panel bath fitted with shower/mixer tap and glass splash screen door, wash hand basin and low level WC. Part tiling to walls. Heated towel rail.

Lounge/diner/kitchen 23'0 x 11'1 double glazed window. Continuation of wooden style flooring.

Open plan kitchen offers high gloss wall and base mounted units with matching storage drawers., Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Space for other appliances. Wooden style flooring.

Further Details:

Lift service to all floors

Numbered car parking space

Nest Home Heating system fitted

"Ideal" Logic Combination boiler

Length of lease: Approximately 995 years remaining

Ground Rent: tbc

Service Charge: tbc

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.

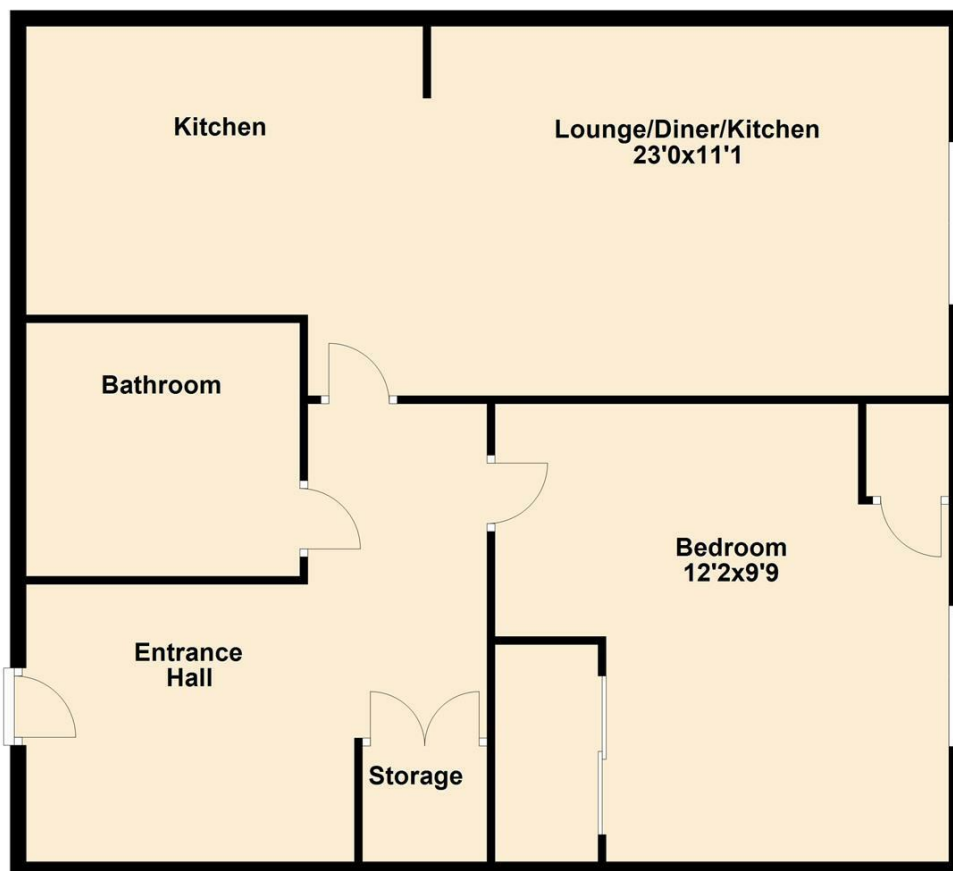


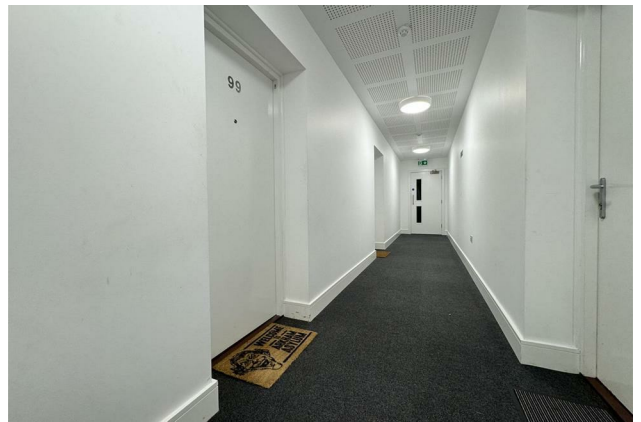
# Local Life

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





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