

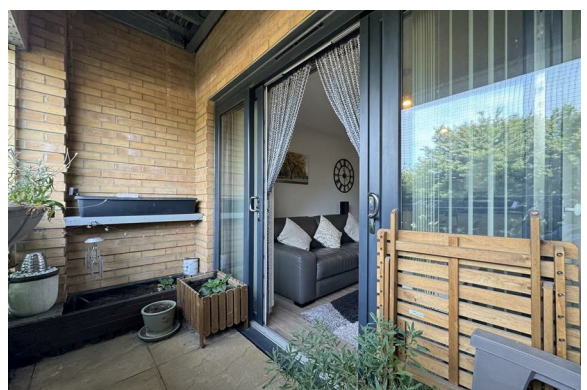


Cecilia Court, Windstar Drive, South Ockendon

Guide Price £270,000



- A beautifully presented and fantastic size two bedroom ground floor apartment
- Constructed in 2019 by the reputable St. Modwen Homes with approximately five years NHBC warranty remaining
- A long lease of approximately 245 years remaining
- No Ground Rent
- Lovely size open plan lounge/kitchen/diner
- Own balcony
- Modern family bathroom and en-suite shower room to the master bedroom
- Two good size bedrooms
- Allocated parking
- Ideally located just 0.1 miles from South Ockendon train station



GUIDE PRICE £260,000-£270,000

Welcome to Cecilia Court, a stunning property located on Windstar Drive in the charming South Ockendon. This delightful flat boasts a spacious and beautifully presented interior, perfect for those seeking a comfortable and modern living space.

As you step into this ground floor apartment, you are greeted by an inviting entrance hallway that sets the tone for the rest of the property. The secure intercom entry system provides peace of mind, ensuring security is a top priority.

The heart of this home is the open plan lounge/kitchen/diner, offering a lovely space to relax and entertain. The addition of a private balcony allows you to enjoy the outdoors without leaving the comfort of your home. The modern family bathroom is both stylish and functional, catering to your everyday needs.

This property features two good-sized bedrooms, with the master bedroom benefiting from an en-suite shower room for added convenience. The thoughtful layout and design of this flat provide a comfortable and practical living environment.

Constructed in 2019 by the reputable St. Modwen Homes, this apartment comes with approximately five years NHBC warranty remaining, offering you peace of mind regarding the quality of the build. With an allocated parking space and a long lease of approximately 245 years remaining, this property is not only a beautiful home but also a sound investment for the future.

Conveniently situated just 0.1 miles from South Ockendon train station, commuting is made easy for residents. Whether you're looking for a stylish home or a lucrative investment opportunity, Cecilia Court offers the best of both worlds.

Don't miss the chance to make this fantastic two-bedroom flat your own and experience the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning a piece of this desirable property in South Ockendon.

Enter the building via secure intercom entry.

L-shaped entrance hall gives access to all rooms. Two storage cupboards.

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

Bedroom one 14'5 max x 11'5 double glazed window.

En-suite comprises larger than average shower. Wash hand basin and low level WC. Part tiling to walls. Tiled flooring.

Bedroom two 11'9 x 8'7 double glazed window. Built in wardrobe and storage cupboard.

Lounge/diner/kitchen 17'9 x 13'0 max. Doors open onto balcony 10'8 x 4'8. Wooden style flooring.

Kitchen offers white 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. Continuation of flooring.

Further Details:

Length of lease: Approximately 245 years remaining

Peppercorn Ground Rent: £120.00 paid 6 monthly

Service Charge:: £716.00 paid 6 monthly

Council Tax Band: C

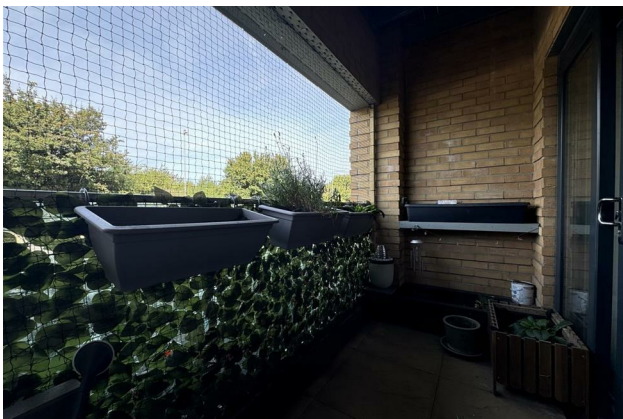
Local Authority: Thurrock

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

Balcony
10'8x4'8

