



Faymore Gardens, South Ockendon

Guide Price £170,000



- No onward chain
- Secure intercom entry phone system
- Well presented 2nd floor flat
- Ideal location for shops, local amenities and great transport links
- Length of lease approximately 103 years remaining
- View of Dilkes Park from the lounge
- Entrance hall, lounge with feature bay window, kitchen, bedroom and three piece shower room



GUIDE PRICE £170,000 - £180,000

Located in the desirable Faymore Gardens, South Ockendon, this well-presented second-floor flat offers a perfect blend of comfort and convenience. With a spacious bedroom and a modern three-piece shower room, this property is ideal for first-time buyers or those seeking a low-maintenance lifestyle.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, featuring a charming bay window that provides delightful views of Dilkes Park. The lounge is a perfect space for relaxation or entertaining guests. The kitchen is well-equipped, making it easy to prepare meals and enjoy the comforts of home.

The flat benefits from a secure intercom entry phone system, ensuring peace of mind for residents. Its prime location means you are just a stone's throw away from local shops and amenities, as well as excellent transport links, making commuting a breeze.

With approximately 103 years remaining on the lease, this property is offered for sale with no onward chain, allowing for a smooth and straightforward purchase process. This flat is a wonderful opportunity to own a piece of South Ockendon, combining modern living with a vibrant community atmosphere. Don't miss your chance to make this lovely flat your new home.

Enter the building via secure intercom entry.

Spacious entrance hall gives access to all rooms.

Shower room comprises shower, vanity wash hand basin and WC. Heated towel rail. Tiling to splash back areas.

Bedroom 12'11 x 9'7 double glazed window. Storage cupboard.

Lounge 13'8 x 11'1 feature Bay double glazed window offering delightful views of Dilkes Park.

Kitchen 9'8 x 6'10 double glazed window. Range of wall and base mounted units with matching storage drawers.

Complimentary wooden style work surfaces housing sink drainer with swan neck mixer tap. Space for appliances including space for freestanding cooker.

Further Details:

Length of Lease: Approximately 103 years remaining

Annual Service Charge: £1,700 approximately

Annual Ground Rent: £10.00 approximately

Council Tax Band: A

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.

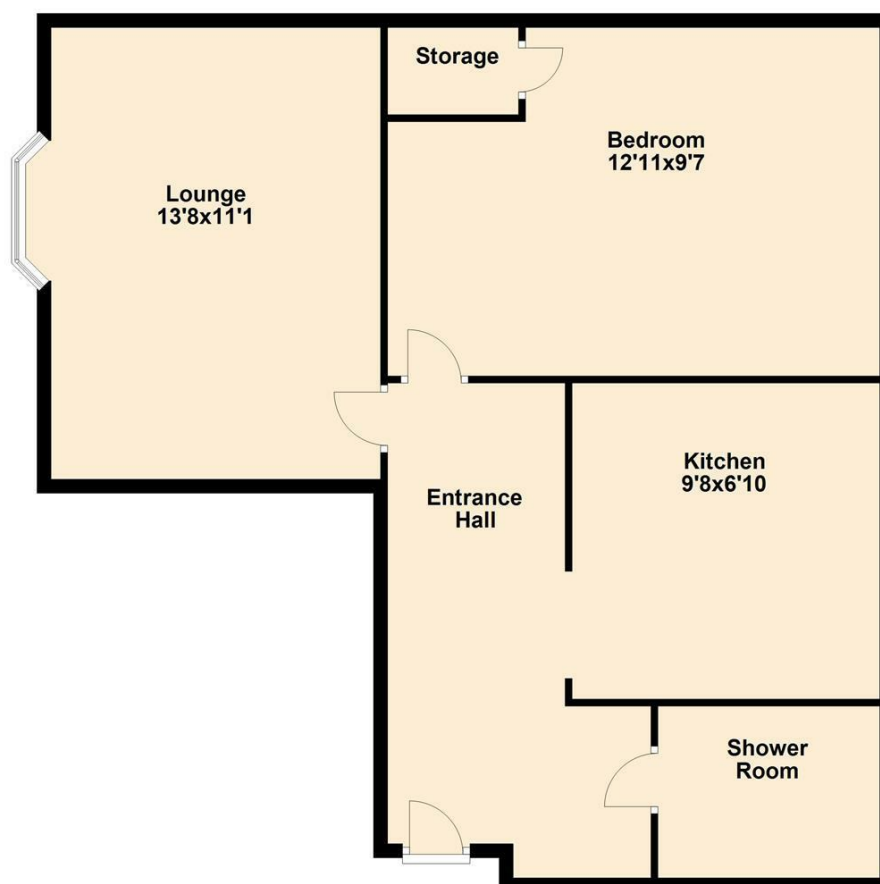


Local Life

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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