



Archers Court, Arisdale Avenue, South Ockendon

Offers Over £225,000



- No onward chain
- A beautifully presented and fantastic size two bedroom top floor apartment
- Lovely size lounge/diner
- Stunning kitchen
- Modern family bathroom
- Two great size bedrooms with the master bedroom boasting fitted wardrobes
- Inviting entrance hallway with secure intercom entry system
- Allocated parking and visitors parking
- Close proximity to Ockendon train station with easy access to London Fenchurch Street
- Lease of 91 years remaining



Nestled in the desirable location of Archers Court on Arisdale Avenue, South Ockendon, this well-presented top floor flat offers an exceptional living experience. With no onward chain, this two-bedroom apartment is perfect for those seeking a seamless transition into their new home.

Upon entering, you are greeted by an inviting entrance hallway, complete with a secure intercom entry system for added peace of mind. The spacious lounge/diner provides an excellent area for relaxation and entertaining, while the stunning kitchen is sure to impress with its modern design and functionality. The flat features a contemporary bathroom, ensuring comfort and convenience for all residents.

Both bedrooms are generously sized, with the master bedroom benefiting from fitted wardrobes, providing ample storage space. This apartment is designed to maximise living space, making it ideal for individuals or small families.

Additionally, the property comes with allocated parking and offers visitors parking, a valuable feature in this bustling area. The flat's location is particularly advantageous, being in close proximity to Ockendon train station, which provides easy access to Fenchurch Street, making it an excellent choice for commuters.

In summary, this fantastic two-bedroom apartment combines modern living with practicality, making it a wonderful opportunity for anyone looking to settle in South Ockendon. Don't miss your chance to view this impressive property.

Entrance hall gives access to all rooms. Airing cupboard. Access to part boarded loft with ladder to remain.

Bathroom comprises, white panel bath fitted with "Rainfall" style shower. Wash hand basin and WC. Tiling to walls. Tiled flooring. Heated towel rail.

Bedroom one 15'5 max x 9'8 double glazed window. Fitted wardrobes.

Bedroom two 11'2 x 6'5 double glazed window.

Lounge 16'2 x 10'0 double glazed window.

Open plan kitchen 9'9 x 5'8 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob and oven to remain.

The property also has allocated numbered parking space.

Visitor parking available.

Further Details:

Length of Lease: 91 years remaining

Annual Ground Rent: £250.00

Annual Service Charge: £1500

Freeholder: tbc

Council Tax Band: B

Local Authority: Thurrock

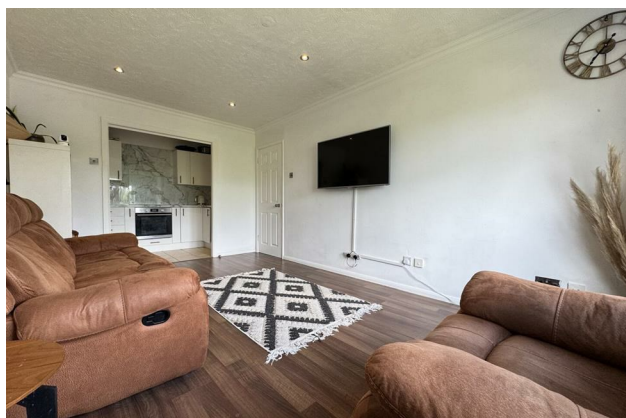
Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



Colubrid.co.uk

THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan



