



Windstar Drive, South Ockendon

Offers Over £275,000



- A beautifully presented and fantastic size two bedroom second floor apartment
- Constructed in 2019 by the reputable St. Modwen Homes with approximately four years NHBC warranty remaining
- Long lease of approximately 244 years remaining
- Excellent size living space with bright and airy accommodation throughout
- Inviting entrance hallway with secure intercom entry system
- Lovely size open plan lounge/kitchen/diner
- Sunny balcony with a glorious outlook
- Two great size bedrooms with the master boasting an en-suite shower room
- Allocated parking and lift access
- Ideally located just 0.1 miles from Ockendon train station



Welcome to this beautifully presented two-bedroom flat located in Cecilia Court on Windstar Drive, South Ockendon. Constructed in 2019 by the esteemed St. Modwen Homes, this second-floor apartment offers a fantastic living space with a bright and airy atmosphere, perfect for modern living.

As you enter, you are greeted by an inviting hallway that leads to a spacious open-plan lounge, kitchen, and dining area. This delightful space is designed for both relaxation and entertaining, with direct access to a sunny balcony that provides a glorious outlook, ideal for enjoying your morning coffee or unwinding in the evening.

The apartment features two generously sized bedrooms, with the master bedroom boasting a stunning en-suite shower room, ensuring privacy and convenience. There is a modern bathroom adding to the overall appeal of this lovely home.

Additional benefits include an allocated parking space, lift access and a secure intercom entry system, providing peace of mind and ease of access. The property is conveniently located just 0.1 miles from Ockendon train station, making it an excellent choice for commuters.

With approximately four years of NHBC warranty remaining and a long lease of around 244 years, this flat is not only a beautiful home but also a sound investment. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful opportunity to enjoy comfortable living in a desirable location.

Enter the building via secure intercom entry, Two storage cupboards.

Bedroom one 15'5 max x 11'4 double glazed window.

En-suite comprises shower, wash hand basin and WC. Heated towel rail. Part tiling to walls.

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

Bedroom two 11'9 x 8'8 double glazed windows. Built in wardrobes.

Open plan lounge/diner/kitchen 17'5 x 11'9 access is given to balcony via double glazed sliding doors. Colour washed wooden style flooring.

Balcony 11'2 x 4'7

Kitchen offers white high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Zanussi Oven, four ringed gas hob and extractor hood to remain. Space for other appliances. Colour washed wooden style flooring.

Further Details:

Nest Home Heating fitted

4 year NHBC certificate remaining built 2019

Length of lease: Approximately 244 years remaining

Ground Rent: n/a

Service Charge: Approximately £700.00 paid 6 monthly

£150.00 per annum estate charge

Lift access

Allocated numbered parking space

Council Tax Band: C

Local Authority: Thurrock

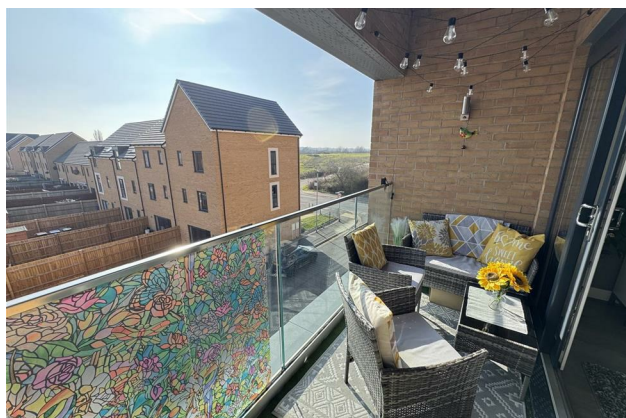
Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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.

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 £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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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

