



Brinson Way, Aveley, South Ockendon

Guide Price £250,000



- Well presented throughout
- Approximate 116 year lease
- Modern two bedroom flat offered for sale with secure intercom entry
- Close to M25/A13 road links
- Approximate 1.6 miles to Chafford Hundred railway station
- Communal garden
- Impressive entrance hall, two well proportioned bedrooms, bathroom, open plan lounge/kitchen/diner with access to balcony
- Allocated parking
- Ideal first time purchase or investment opportunity



Guide Price £250,000 - £270,000

Located in the desirable location of Brinson Way, Aveley, South Ockendon, this modern two-bedroom flat presents an excellent opportunity for first-time buyers or investors. The property is well presented throughout and boasts an impressive entrance hall that sets the tone for the rest of the home.

Upon entering, you will find a spacious open-plan lounge, kitchen, and dining area, which is perfect for both entertaining guests and enjoying quiet evenings at home. This inviting space also provides access to a charming balcony, allowing you to enjoy fresh air and views. The flat features two well-proportioned bedrooms, ensuring ample space for relaxation and rest. The bathroom is conveniently located, catering to the needs of modern living.

The property benefits from secure intercom entry, providing peace of mind and added security. With an approximate lease of 116 years, you can enjoy the comfort of long-term ownership. Additionally, allocated parking is included, making it easy for you and your guests to come and go.

Situated close to the M25 and A13 road links, commuting is a breeze, and you will find Chafford Hundred railway station just 1.6 miles away, offering excellent transport options. The communal garden adds a lovely touch, providing a shared outdoor space for residents to enjoy.

This flat is not only a delightful home but also a sound investment opportunity in a thriving area. Do not miss the chance to make this property your own.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard. Wooden style flooring.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Bedroom one 13'2 x 9'1 (4.02m x 2.78m) double glazed window to side.

Bedroom two 11'10 x 8'4 (3.61m x 2.53m) double glazed window to side.

Open plan lounge 13'2 x 10'7 (4.02m x 3.24m) access is given to balcony. Wooden style flooring.

Kitchen/diner 17'5 max x 10'0 Range of wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces with upstands housing sink drainer. Electric hob, oven and extractor hood to remain. Continuation of flooring, kick board lighting. Two double glazed windows.

The property also has allocated parking.

Access to communal garden.

Further Details:

Length of Lease: 116 years remaining

Approximate Annual Ground Rent: £350.00

Approximate Annual Service Charge: £2188.75

Freeholder: tbc

Council Tax Band: tbc

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.

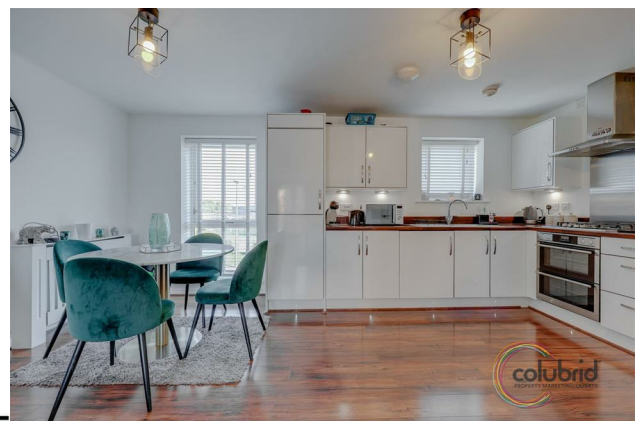
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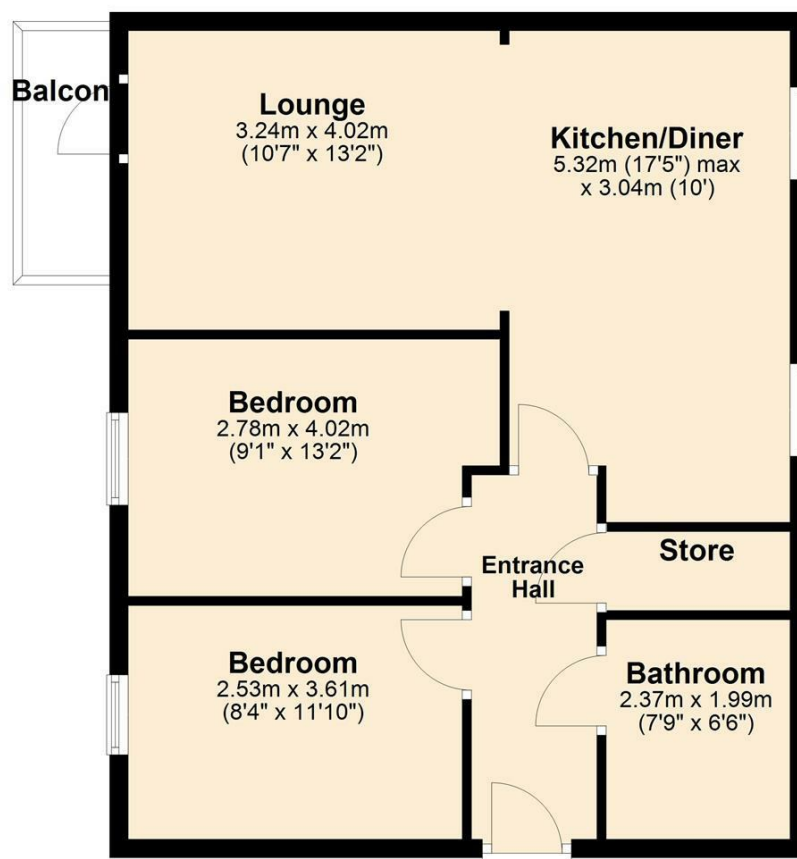
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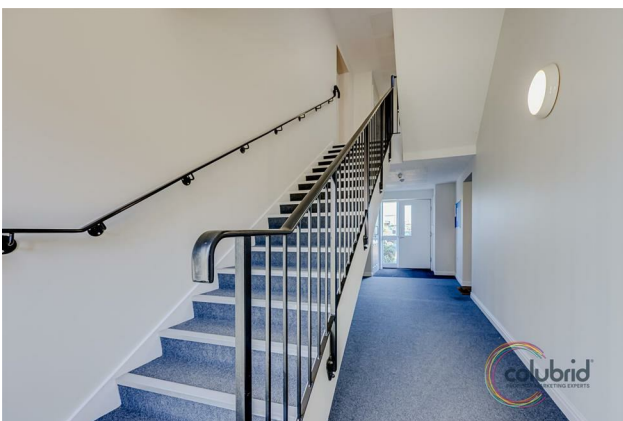
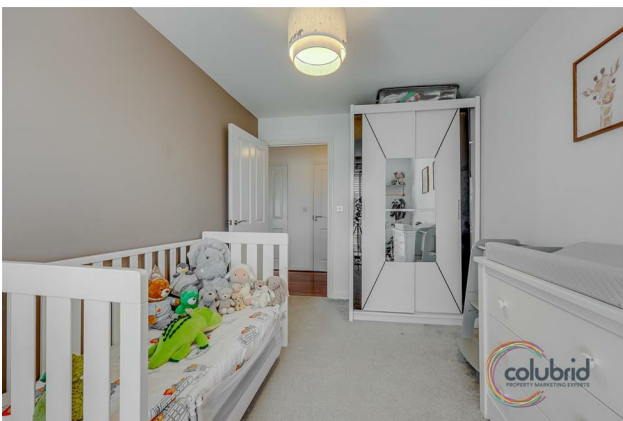
Local Life

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.



First Floor





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