



## Sunliner Way, South Ockendon

Offers Over £250,000



- Spacious Two-Bedroom Ground Floor Apartment
- Principal Bedroom with Ensuite
- Second Well-Proportioned Bedroom
- Generous Lounge with Wooden Flooring
- Open-Plan Kitchen and Living Area
- Additional Bathroom Facilities
- Allocated Parking Plus Visitor Spaces
- Long Lease
- Convenient Location Near Ockendon Station
- Close to Local Amenities and Major Road Links



# Two Bedroom Ground Floor Apartment | Sunliner Way

## Your next chapter starts here!

Whether you're taking your first step onto the property ladder, looking to downsize without compromising on space, or searching for your next investment opportunity, this two-bedroom ground floor apartment on Sunliner Way could be just the ticket!

Offering well-proportioned accommodation, a long lease and the all-important allocated parking, this home ticks plenty of boxes. Add a convenient location close to Ockendon station, local shops, schools and parks, and you've got a property that's well worth a closer look.

### Room to relax, unwind and entertain

The spacious living area is ready to become your favourite spot to put your feet up after a long day, catch up with friends or settle in for a cosy movie night. The attractive wooden flooring adds a stylish touch, while the open-plan layout flows through to the kitchen area, keeping everything practical and sociable. Because let's face it, nobody wants to miss the conversation while making a cuppa!

### Two bedrooms, plenty of possibilities

The main bedroom offers a comfortable retreat at the end of the day, with room for a double bed and additional furniture. The second bedroom is equally versatile and could be transformed into a guest room, a child's bedroom or that home office you've been promising yourself. The choice is yours!

### A little extra practicality

The apartment benefits from a bathroom and a separate WC, adding a welcome touch of convenience to everyday life. No bathroom queue negotiations required!

### Parking sorted!

Say goodbye to the daily parking lottery! The property comes with one allocated parking space, plus additional visitor parking for when friends and family pop over. One less thing to worry about.

### A location that keeps you connected

Need to get on the move? Ockendon railway station is nearby, making this a convenient option for commuters. Local shops, schools and parks are also within easy reach, so everyday essentials and a little fresh air are never far away.

For drivers, the A13 and M25 are readily accessible, offering convenient connections to surrounding towns and beyond. Whether you're heading to work, visiting family or planning your next weekend adventure, this location makes getting around that bit easier.



#### THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/55-sunliner-way-south-ockendon-rm15-5fs/5718014>

Annual Service Charge: £1,500 approximately

Annual Ground Rent: £10.00

Length of Lease: 112years remaining

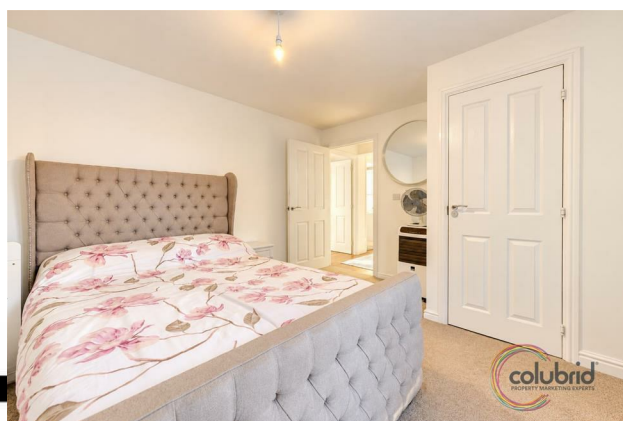
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

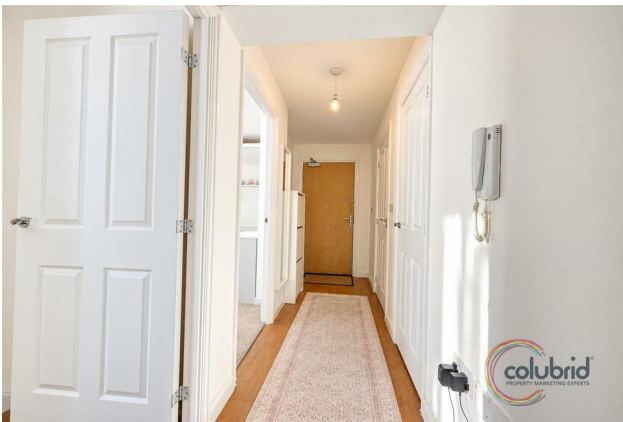
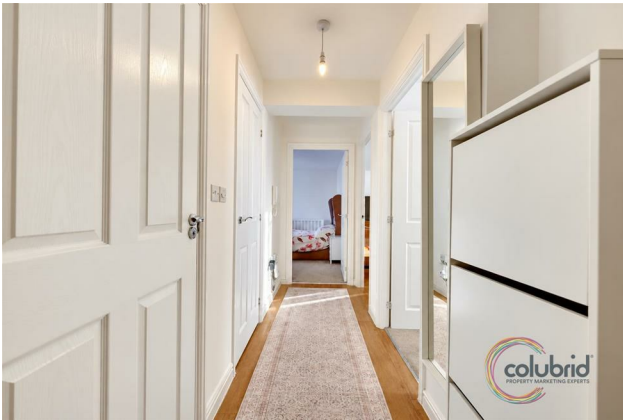
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including 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.





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