



Arisdale Avenue, South Ockendon

Guide Price £240,000



- Offered with No Onward Chain – A fantastic opportunity to secure a hassle-free purchase, making it an ideal choice for first-time buyers, investors or those looking for a swift move.
- Modern Top Floor Apartment – Constructed in 2012, this beautifully maintained apartment offers contemporary living in a well-kept development with an attractive outlook and added privacy.
- Spacious Open-Plan Living – The impressive lounge, kitchen and dining area provides a bright and sociable living space, perfect for relaxing, entertaining guests or working from home.
- Private Balcony – Enjoy your own outdoor retreat, ideal for morning coffee, evening drinks or simply unwinding after a busy day.
- Stylish Fitted Kitchen – Featuring integrated appliances, ample storage and a modern breakfast bar, creating a practical yet elegant space for everyday living.
- Two Generous Double Bedrooms – Both bedrooms are excellent-sized doubles, offering flexible accommodation for professionals, couples, young families or those needing a home office.
- Immaculate Bathroom & Secure Entry – A beautifully presented family bathroom is complemented by a secure intercom entry system, providing both comfort and peace of mind.
- Allocated Parking & Family-Friendly Surroundings – Benefiting from an allocated parking space together with a well-maintained communal children's play area, perfect for residents and visiting families.
- Excellent Commuter Location – Situated just 0.6 miles from Ockendon Station, with direct services to London Fenchurch Street in approximately 27–30 minutes, making commuting into the City simple and convenient.



GUIDE PRICE £240,000 - £270,000.

Chain-free, top floor, balcony living and a commute you'll actually enjoy... what's not to love?

Offered for sale with no onward chain, this beautifully presented two double bedroom top floor apartment is the perfect blend of modern style, everyday practicality and superb convenience. Built in 2012 and boasting approximately 110 years remaining on the lease, it's an outstanding opportunity for first-time buyers, savvy investors or anyone ready to step onto (or up) the property ladder.

Step inside and you'll find a welcoming entrance hallway with a secure intercom entry system, leading through to the heart of the home—a bright and spacious open-plan lounge, kitchen and dining area that's made for everything from cosy nights in to hosting friends. Throw open the doors to the glorious private balcony, pour yourself a coffee (or something stronger) and enjoy your own slice of outdoor space. The contemporary kitchen comes complete with integrated appliances and a stylish breakfast bar that's just waiting for Sunday brunches.

Both bedrooms are generous doubles, meaning no one gets the "box room", while the immaculate family bathroom is finished to a high standard and ready to move straight into.

Outside, you'll benefit from allocated parking and a well-maintained children's play area, making this a fantastic setting for couples, young families and professionals alike.

Location is another standout feature, with Ockendon Station just 0.6 miles away, whisking you into London Fenchurch Street in approximately 27–30 minutes—giving you more time at home and less time commuting.

Stylish, spacious, chain-free and ready for its next chapter... this is one you'll want to move quickly on before someone else beats you to the keys.



Colubrid.co.uk

THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/158-arisdale-avenue-south-ockendon-rm15-5fe/5405978>

Service Charge: £410.00 per month

Annual Ground Rent: £2,500

Length of Lease: 110 years remaining

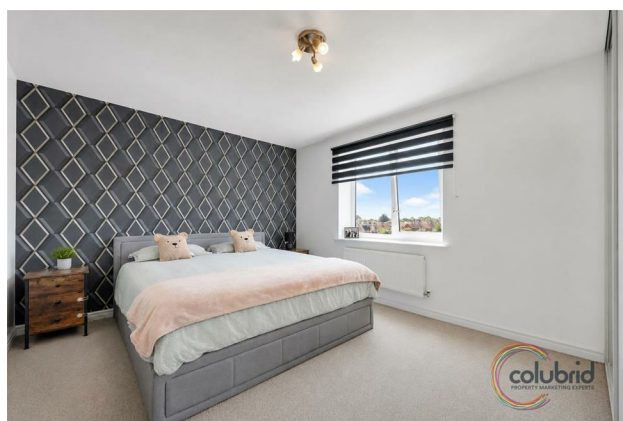
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

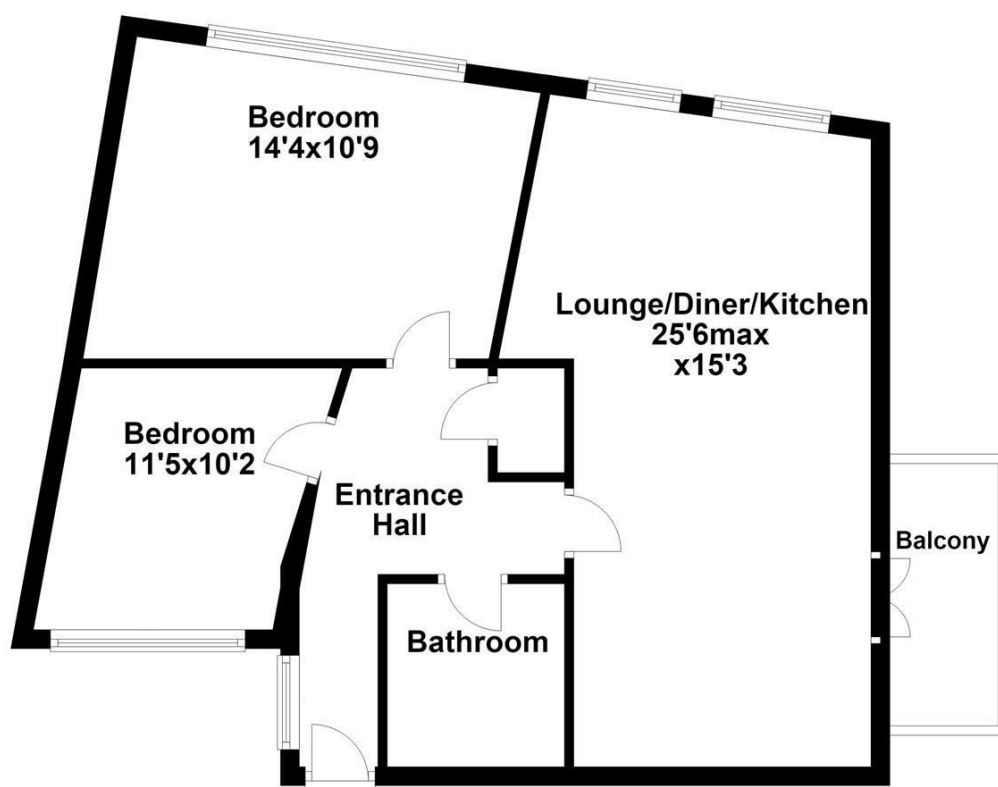
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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.



Floor Plan





Colubrid.co.uk