



## 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**

**Two-bedroom modern flat on Brinson Way, Aveley: open-plan lounge/kitchen/diner, balcony, bathroom, secure entry, allocated parking, communal garden—long lease, commuter-friendly, ideal for first-time buyers or savvy investors.**

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.



**Colubrid.co.uk**

**THE SMALL PRINT:**

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

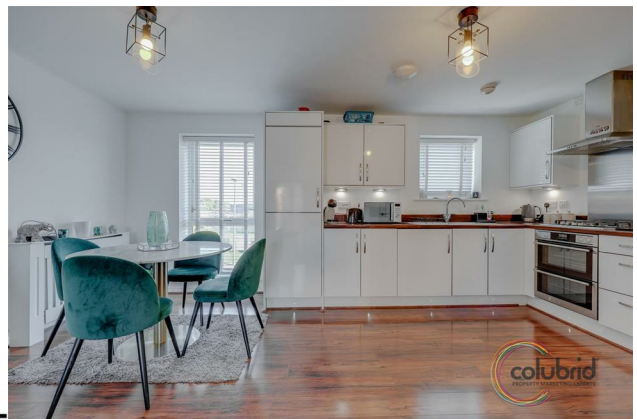
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

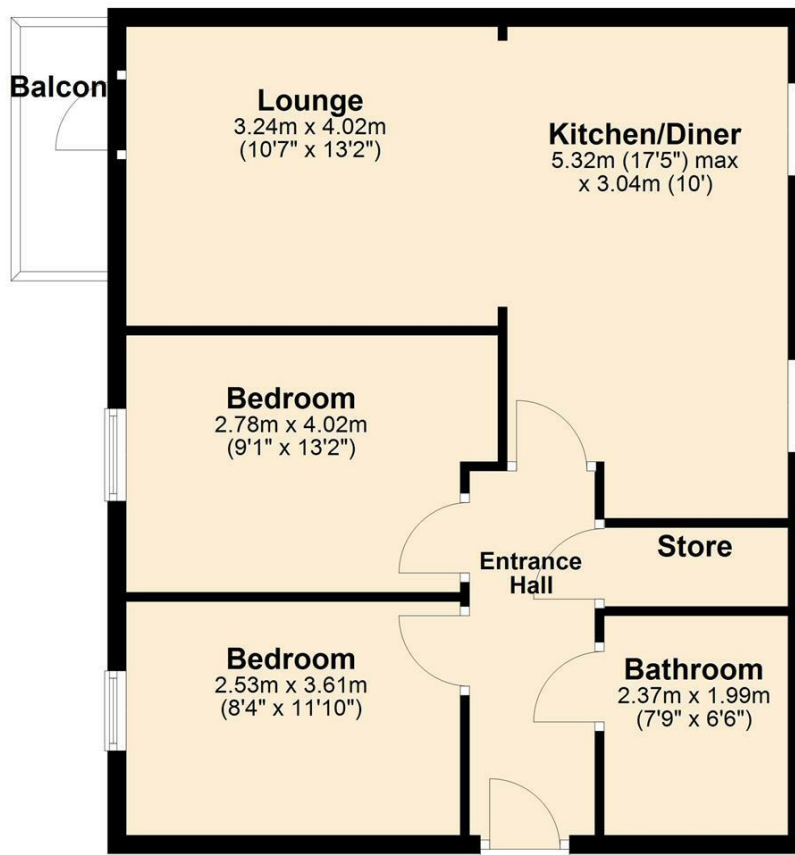
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

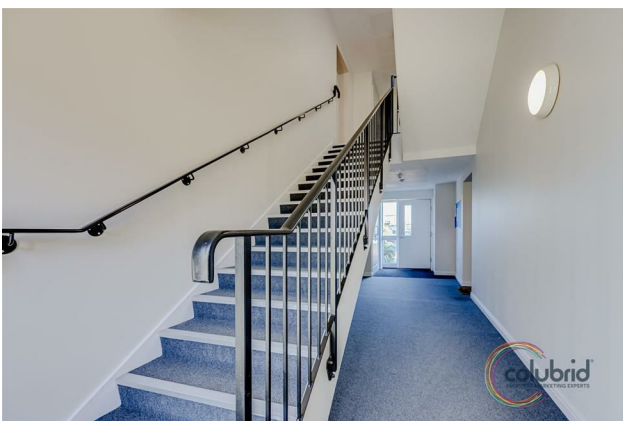
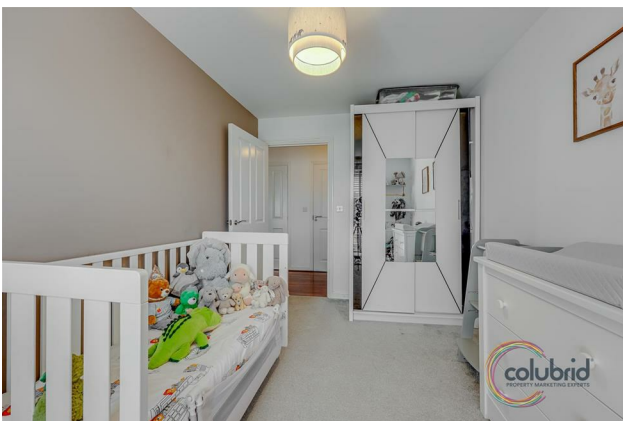
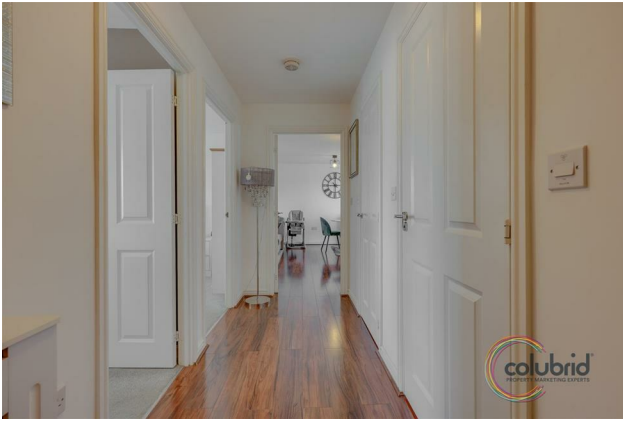
AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

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.



**First Floor**





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