



Cranell Green, South Ockendon

Guide Price £230,000



- Beautifully presented two-bedroom top floor apartment, finished to a high standard throughout and ready to move straight into with minimal effort.
- Offered to the market with no onward chain, providing a straightforward purchase and the opportunity for a quicker completion.
- Benefits from a long lease with approximately 111 years remaining, offering excellent long-term peace of mind for both homeowners and investors.
- Exceptionally bright and spacious lounge featuring direct access to a private balcony, creating the perfect setting for relaxing, entertaining or enjoying morning coffee outdoors.
- Stylish, modern kitchen fitted with an attractive range of wall and base units, generous worktop space and ample storage, ideal for everyday living.
- Two impressive double bedrooms, both offering excellent proportions, fitted storage potential and versatility for professionals, couples, families or those working from home.
- Contemporary bathroom complemented by a separate WC, providing added convenience for busy households and visiting guests.
- Welcoming entrance hallway with useful storage and access to all principal rooms, enhancing the apartment's practical and well-balanced layout.
- Set within a well-maintained development surrounded by attractive communal gardens, offering pleasant green spaces for residents to enjoy throughout the year.
- Ample resident and visitor parking available to the front of the development, completing this superb home which combines generous accommodation, modern living and outstanding convenience.



GUIDE PRICE £230,000 - £240,000.

Top floor, top drawer! Beautifully presented from start to finish, this impressive two-bedroom apartment is the perfect blend of style, space and convenience. Offered with no onward chain and boasting a long lease with approximately 111 years remaining, it's ready for you to move straight in and start making memories.

Step inside and you'll discover a welcoming entrance hallway leading to a wonderfully bright and airy lounge, complete with its own private balcony—ideal for your morning coffee, evening unwind or simply soaking up the sunshine. The contemporary kitchen is sleek, well-appointed and perfectly equipped for everything from weekday dinners to weekend entertaining.

Both bedrooms are genuine doubles, offering generous proportions and flexibility whether you're working from home, hosting guests or simply enjoying the luxury of extra space. A stylish bathroom and separate WC add practicality to the well-designed layout.

Outside, the appeal continues with beautifully maintained communal gardens providing a lovely green backdrop, while an abundance of resident parking means you'll never have to play the "find a space" game again.

Stylish interiors, generous room sizes, a private balcony, plenty of parking and no onward chain... what's not to love? This is one of those homes that simply ticks all the boxes—and then a few more.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/42-cranell-green-south-ockendon-rm15-6bb/5444604>

Service Charge: £120.00 per month

Annual Ground Rent: £10.00

Length of Lease: 111 years remaining

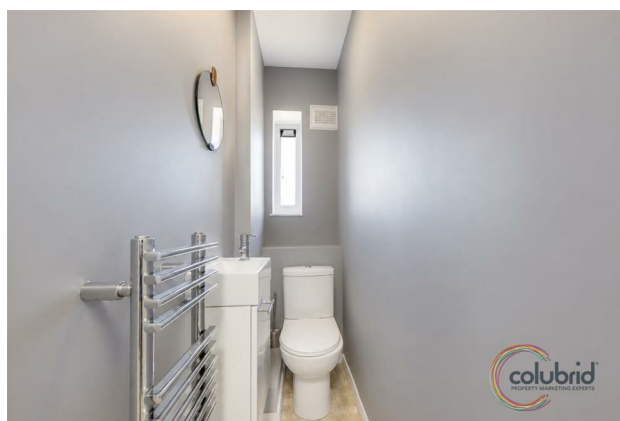
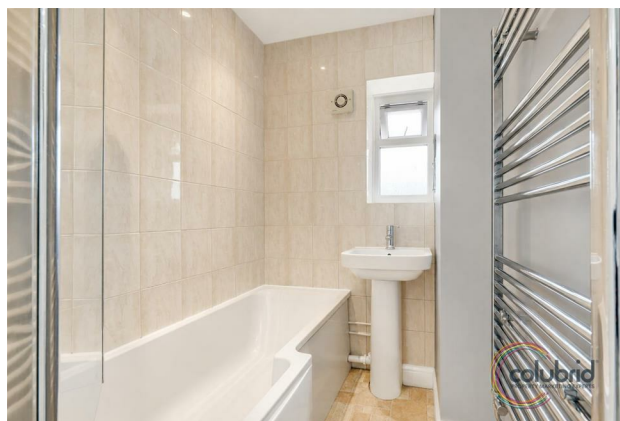
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

