



Asking Price Of £245,000

- ✓ OUTSTANDING TWO BEDROOM SECOND FLOOR FLAT
- ✓ ALLOCATED PARKING AND VISITOR BAYS
- ✓ EN-SUITE SHOWER ROOM

Fairlane Drive, South Ockendon, RM15 5FA

THIS IS THE PERFECT FLAT.... COME ON FIRST TIME BUYERS CALL TODAY TO VIEW.... Ashley Bennett estate agents bring to the market this modern contemporary two double bedroom second floor flat with pleasure. This stylish property is ideal for the London commuter with Ockendon station with in 0.4 miles. Benefitting from having gas central heating, allocated parking, visitor bays, good lease, double glazing and an en-suite shower room. The open plan lounge/kitchen creates wonderful space for entertaining family and friends along with the added bonus of direct access onto a good size south facing balcony. Further to this is a modern three piece bathroom suite, luxury Amtico flooring, double glazing and a large storage cupboard. To view this beautiful flat today call the team on 01375 502281



Property Description

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ENTRANCE HALL

LOUNGE/KITCHEN

20' x 12' (6.1m x 3.66m)

BEDROOM ONE

13' 7" x 9' 8" (4.14m x 2.95m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

10' 4" x 6' 2" (3.15m x 1.88m)

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)

BALCONY

Agents Note - Draft Details - Awaiting Vendors Approval

General Information

Council Tax Band: TBC

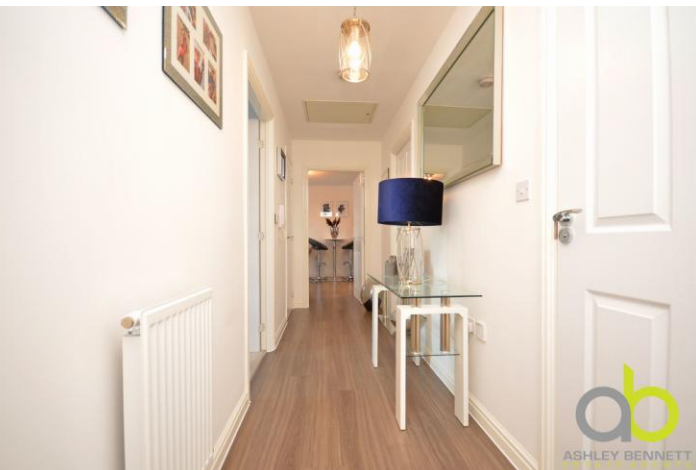
Lease: 120 Years

Ground Rent: £250 Per Annum

Service Charge, Maintenance and building insurance:
£85PCM

IMPORTANT NOTE TO PURCHASERS:





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.

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.

If floor plans were included, these 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.

LOCAL AUTHORITY
Thurrock Council

POSTCODE FOR SATNAV
RM15 5FA

POSSESSION
Vacant possession upon completion

VIEWING
Viewing strictly by appointment through the Agent.

MORTGAGE INFORMATION
Ashley Bennett Estate Agents offers an independent in-house mortgage broker, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By arranging an

GROUND FLOOR



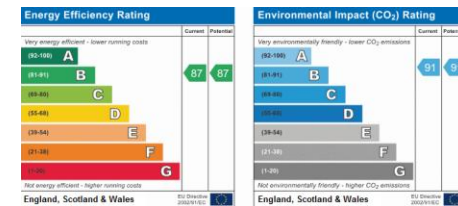
appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, this may well save you money and may even speed up the whole transaction.

DISCLAIMER

Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact our Independent Financial Adviser on 01375 502281 who is Authorised & Regulated by the Financial Conduct Authority.

SURVEYS

Ashley Bennett Estate Agents can recommend a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. They can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this property or on any other property you might be considering, please contact us on 01375 502281.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements