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## High Street, South Ockendon £160,000 Leasehold



## Modern and with tons of character is this trendy top floor one bedroom apartment within a purpose build

Comprises one large double bedroom, beautiful and very spacious open plan lounge/kitchen with appliances, modern shower room and finished to a good standard throughout. Double glazed and allocated parking. The property is local to all amenities in Aveley High Street and Lakeside as well as the A13 and M25 being nearby, and just a ten minute bus ride to the local train station taking you into London.

- MODERN AND WITH TONS OF CHARACTER
- TOP FLOOR ONE BEDROOM APARTMENT
- ALLOCATED PARKING
- GOOD SIZE DOUBLE BEDROOM
- BEAUTIFUL AND VERY SPACIOUS OPEN PLAN
  LOUNGE/KITCHEN WITH APPLICANCES
- LOCAL TO ALL AMENITIES IN AVELEY HIGH STREET AND LAKESIDE
- 117 YEARS LEFT ON LEASE
- RENTAL AT THE MOMENT IS £925PCM
- NO ONWARD CHAIN

## ACCOMMODATION

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**KITCHEN/LIVING ROOM** 27' 1" x 12' 0" (8.25m x 3.66m)

**BEDROOM** 14' 10" x 12' 6" (4.52m x 3.81m)

SHOWER ROOM



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potentia
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) <b>A</b>			(92-100)		
(81-91) <b>B</b>			(81-91)		
(69-80)	72	79	(69-80)		
(55-68) D			(55-68) D	68	68
(39-54)			(39-54)		
(21-38)			(21-38)		
(1-20) G			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
	U Directive 002/91/EC			U Directive 002/91/EC	

For more photos and floorplan, please visit www.gbpestates.co.uk

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