



## FALCON WAY, SOUTH OCKENDON

Beautifully Appointed Two Bedroom First Floor Apartment | 994 Year Lease | Open Plan Kitchen Living Area | 4-Piece Bathroom Suite | Allocated Parking Space | Balcony | Security Entry System | Viewing Highly Recommended |

**Offers Over £260,000** Leasehold | 2 bedroom apartment for sale

**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



Bright and spacious two-bedroom first floor apartment which has been beautifully maintained and presented by the existing owners and should be viewed at your earliest opportunity.

The building is approached via security entry system opening to the communal hallway with stairs ascending to the first floor. The front door opens to the Entrance Hall with doors which open to the Two Bedrooms, Four Piece Bathroom Suite, and the open plan Living Room with Kitchen and Balcony.

The property is approximately 0.2 miles from South Ockendon Railway station with local schools, shops and amenities all close by.

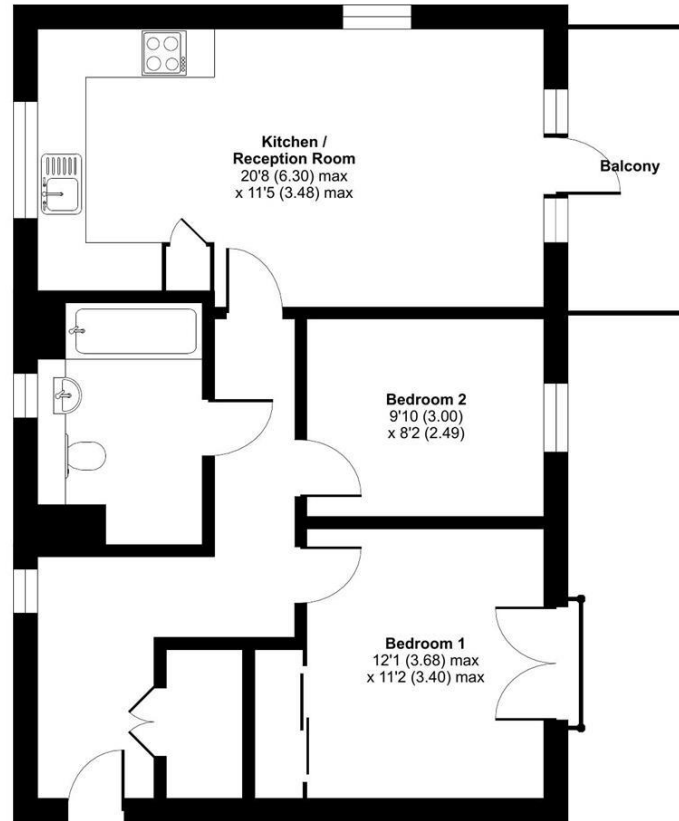
Tenure: Leasehold (994 years)  
Ground Rent: £200 per year  
Service Charge: £1,400 per year





# Falcon Way, South Ockendon, RM15

Approximate Area = 668 sq ft / 62.1 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1076095

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
82-100 <b>A</b>	82-100 <b>A</b>	82-100 <b>A</b>	82-100 <b>A</b>
69-81 <b>B</b>	69-81 <b>B</b>	69-81 <b>B</b>	69-81 <b>B</b>
55-68 <b>C</b>	55-68 <b>C</b>	55-68 <b>C</b>	55-68 <b>C</b>
39-54 <b>D</b>	39-54 <b>D</b>	39-54 <b>D</b>	39-54 <b>D</b>
21-38 <b>E</b>	21-38 <b>E</b>	21-38 <b>E</b>	21-38 <b>E</b>
1-20 <b>F</b>	1-20 <b>F</b>	1-20 <b>F</b>	1-20 <b>F</b>
1-20 <b>G</b>	1-20 <b>G</b>	1-20 <b>G</b>	1-20 <b>G</b>
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	England & Wales	England & Wales	England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.  
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
Charles Stratton Estates Ltd

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.