



## FALCON WAY, SOUTH OCKENDON

812 Square Foot Ground Floor Apartment | Sought After Development | 27'9"  
Kitchen/Living Room | Two Bedrooms | En-Suite | Bathroom W.C. | 994 Year  
Lease | Allocated Parking Space | Patio Area | Security Entry Phone System |

**£285,000** Leasehold | 2 bedroom apartment for sale

**SSTC**

CHARLES STRATTON  
ESTATE AGENTS

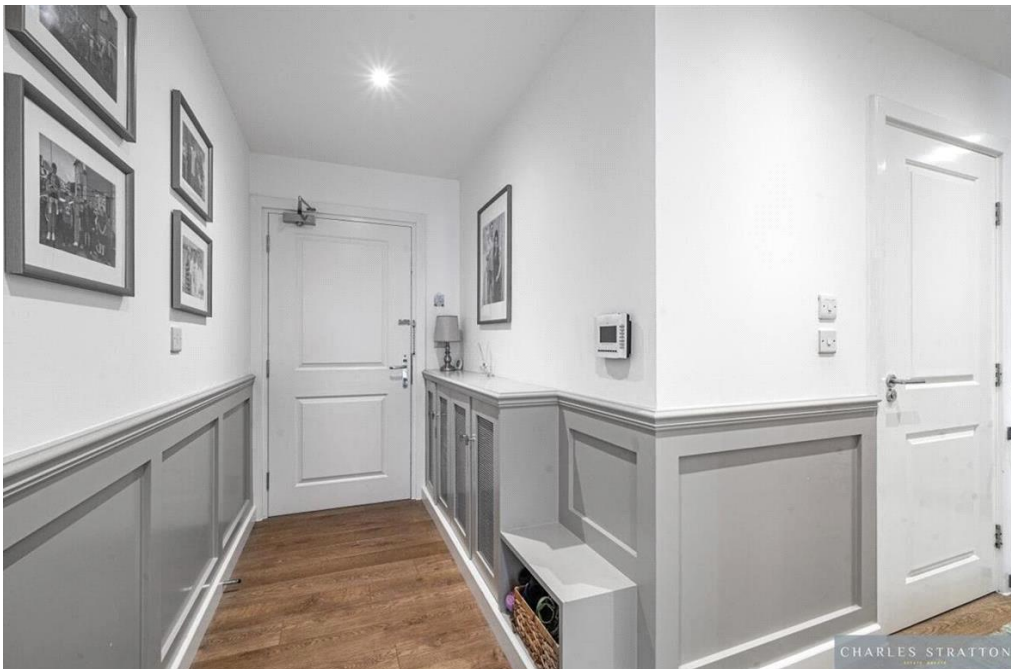


Being one of the larger apartments in Falcon Way, this property offers 812 square feet of living space which includes a 27'9" Kitchen/Living Room in addition to Two Bedrooms, the Master having an En-Suite and further Bathroom W.C.

The property is accessed via communal hallway with security entry phone system and is located on the ground floor and benefits from its own private patio are accessed from the living area.

Further benefits include an allocated parking space and a long lease of approximately 994 years.

Tenure: Leasehold (994 years)  
Ground Rent: £200 per year  
Service Charge: £2,400 per year

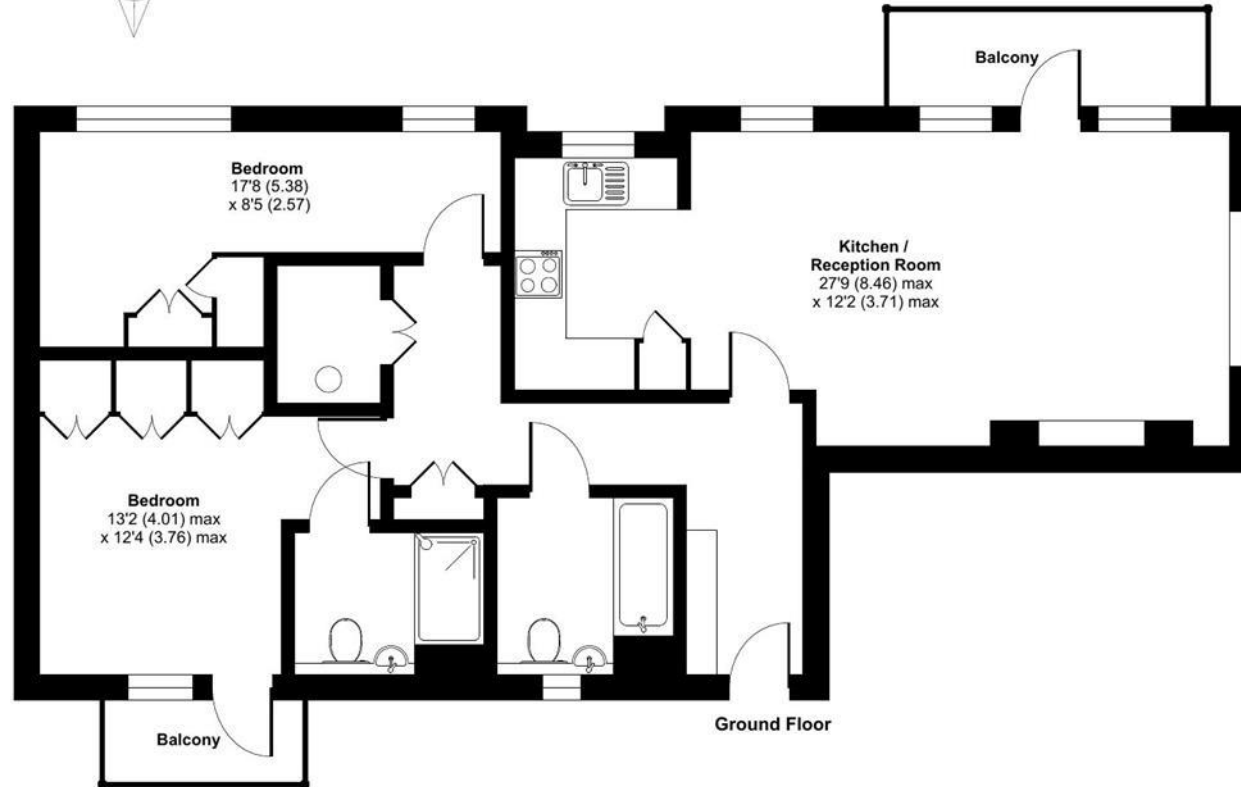




# Falcon Way, South Ockendon, RM15

Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Charles Stratton Estates Ltd REF: 1134060

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83		83	

**Energy Efficiency Rating**  
 Very energy efficient - lower running costs  
 (92-100) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not energy efficient - higher running costs  
 EU Directive 2002/91/EC  
 England & Wales

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92-100) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
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 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC  
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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  
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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/fitments 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.