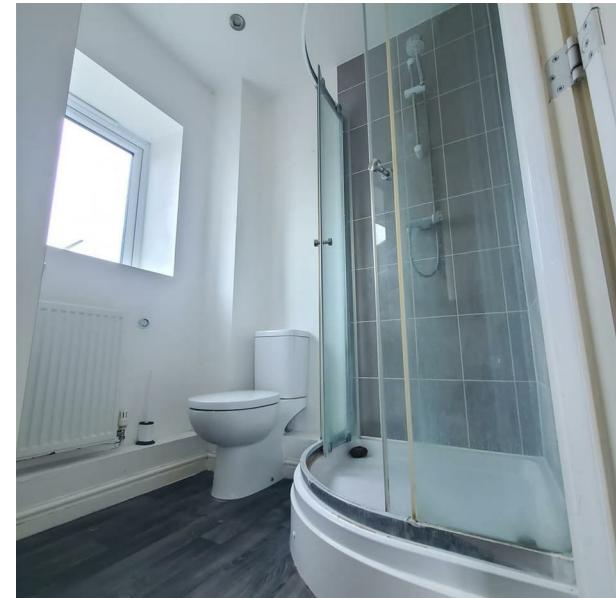


29, Falcon Avenue, South Ockendon, RM15 5FQ

Price Guide £200,000

Council Tax Band: B



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Welcome to this charming second-floor two bedroom flat located on Falcon Avenue in South Ockendon. Built in 2016, this modern apartment offers a comfortable living space of 635 square feet, making it an ideal choice for individuals or small families seeking a contemporary home.

The flat features two well-proportioned bedrooms, one of which boasts an ensuite bathroom, providing added convenience and privacy. The second bathroom is also thoughtfully designed, ensuring that all residents have access to essential facilities. The reception room is a welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this property is the private balcony, where you can enjoy fresh air and views of the surrounding area. This outdoor space is perfect for unwinding after a long day or enjoying a morning coffee.

Situated in a desirable location, this flat offers easy access to local amenities and transport links, making it a practical choice for those commuting or exploring the vibrant community of South Ockendon.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.



Open House Rochester



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	