

# THE OAKS

GARTH ROAD SOUTH OCKENDON ESSEX



An attractive development of 8 one bedroom apartments

# THE OAKS

A unique development on the edge of the Thames Gateway and conveniently situated close to Ockendon Station. All apartments will have their own allocated parking space and will be finished to a high level of specification.

All apartments will include:

- 10 Years New Homes Warranty
- All apartments wired for SKY +
- Intruder alarm to all apartments
- Electric heating
- UPVC double glazing
- Fitted kitchen with stainless steel appliances, includes oven, hob and extractor
- Mirrored wardrobes to master bedroom
- Entry phone to 1st floor apartments
- Fitted carpets

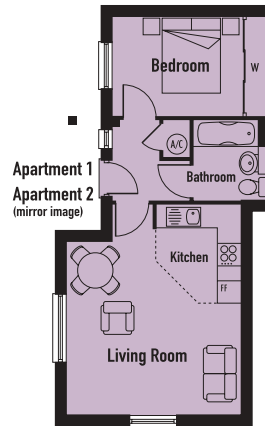


Map not to scale

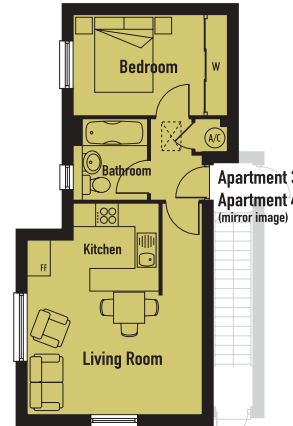
For further information in respect of this exciting development Please call Porter Glenny on:  
**01708 725000 or 01375 37444**



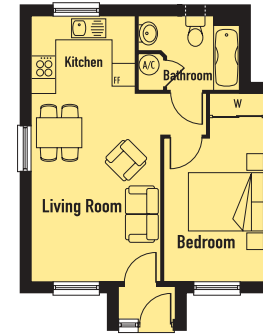
## Ground Floor



## 1st floor

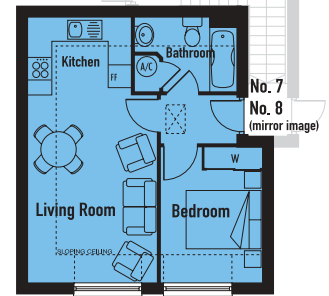


## Ground Floor



No. 5 & No. 6 (mirror image) Apartment 6 has a small bathroom window

## 1st floor



### FLATS 5 & 6

Living Room	3,380 x 4,920mm	11'1" x 16'2" Min.
Kitchen	2,695 x 2,050mm	8'10" x 6'9" Max.
Bedroom	2,655 x 3,730mm	8'9" x 12'3" Min.
Bathroom	2,655 x 1,915mm	8'9" x 6'3" Max.

### FLATS 7 & 8

Living Room	3,380 x 4,920mm	11'1" x 16'2" Min.
Kitchen	2,695 x 2,050mm	8'10" x 6'9" Max.
Bedroom	2,655 x 3,545mm	8'9" x 11'8" Max.
Bathroom	2,655 x 1,915mm	8'9" x 6'3" Max.

### FLATS 1 & 2

Living Room/Kitchen	4,605 x 5,540mm	15'1" x 18'2" Max
Bedroom	3,445 x 2,620mm	11'4" x 8'7" *
Bathroom	1,915 x 2,105mm	6'3" x 6'11"

\* Excl. Wardrobe

### FLATS 3 & 4

Living Room/Kitchen	4,605 x 5,540mm	15'1" x 18'2" Max
Bedroom	3,445 x 2,620mm	11'4" x 8'7" *
Bathroom	1,915 x 2,120mm	6'3" x 6'11"

### How to reserve your new apartment:-

To reserve your new property we will require a £1,000 reservation deposit paid subject to contract which is non refundable should you for any reason decide to withdraw from negotiations or exceed your exchange deadline. At the time of reservation we will require details of solicitors who will be acting on your behalf so that we can arrange to furnish them with details of your purchase immediately. In addition we will require details of how you propose to finance your purchase. In accepting your reservation it should be understood that Great Homes Ltd will require contracts to be exchanged within a maximum of 4 weeks from the date of reservation. If contracts are not exchanged within this period and depending on how advanced matters are, then Great Homes Ltd reserve the right to re-offer the property for sale. It is therefore in your interest to ensure that the selling agents Porter Glenny are informed as to the progress of your purchase.

The above details are for guidance only and Great Homes Ltd reserve the right to amend the specification during construction if planners require same or materials are unavailable.



INVESTOR IN PEOPLE

