



# M&P Estates

**SALES | LETTINGS | PROPERTY MANAGEMENT**

## DANBURY CRESCENT

**SOUTH OCKENDON | ESSEX | RM15 5XB**



**PRICE:- GUIDE PRICE £200,000**

**\*NO ONWARD CHAIN\*** A great opportunity for a first-time buyer or investor to purchase this ground floor flat. This property offers; two double bedrooms with dressing area, modern kitchen, and bathroom, situated on the popular development of Danbury Crescent. Call us today on 01708851999 to book your personal accompanied viewing.



**TWO BEDROOM**



**BEDROOM ONE WITH SEPARATE DRESSING AREA**



**FITTED KITCHEN**



**RESIDENTS PARKING**



**ENERGY EFFICIENCY RATING 'D'**



**GROUND FLOOR FLAT**



**LOUNGE / DINER**



**ELECTRIC HEATING**



**COUNCIL TAX BAND 'B'**



**NO ONWARD CHAIN**

Accommodation comprises:-

### VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/f188c3cb7700472bb7c925041695d47c/>

### WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/677668137>

#### Hallway

7' 10" x 5' 4" (2.39m x 1.62m)

#### Lounge

14' 2" x 17' 7" (4.31m x 5.36m)

#### Kitchen

9' 1" x 7' 11" (2.77m x 2.41m)

#### Dressing Area

6' 6" x 5' 7" (1.98m x 1.70m)

#### Bedroom 1

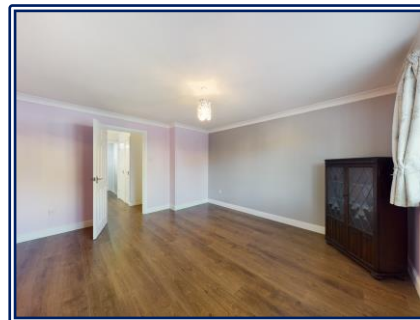
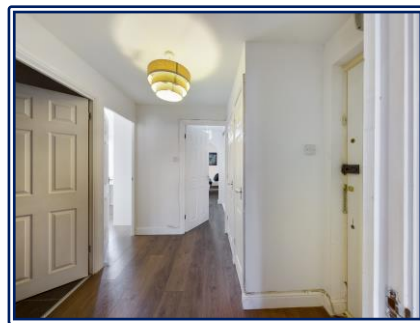
12' 7" x 10' 4" (3.83m x 3.15m)

#### Bedroom 2

9' 6" x 8' 6" (2.89m x 2.59m)

#### Bathroom

4' 8" x 8' 3" (1.42m x 2.51m)



# **VIEWING BY APPOINTMENT VIA M & P ESTATES**

**Telephone:- 01708 851999**

## **CONVEYANCING**

We can provide you with a Free No Obligation quotation for conveyancing purposes which includes:-

- No sale – no fee
- Fixed inclusive fees
- Client liaison team
- Weekly progress reports to you
- On-line tracking
- SMS instant text updates

## **AGENTS NOTE:**

1. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to M & P Estates not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
2. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
3. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through M & P Estates Limited.



# Energy Performance Certificate



251, Danbury Crescent  
SOUTH OCKENDON  
RM15 5XB

Dwelling type: Ground floor flat  
Date of assessment: 20 January 2009  
Date of certificate: 20 January 2009  
Reference number: 8806-5304-9520-2126-2913  
Total floor area: 60 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>64</b>	<b>69</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>58</b>	<b>60</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	367 kWh/m <sup>2</sup> per year	342 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.3 tonnes per year	3.1 tonnes per year
Lighting	£66 per year	£33 per year
Heating	£297 per year	£268 per year
Hot water	£134 per year	£134 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)