



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

WEST ROAD

SOUTH OCKENDON | ESSEX | RM15 6PH



PRICE:- GUIDE PRICE £170,000

INVESTMENT OPPORTUNITY, CONVERTED ONE BEDROOM TOP FLOOR FLAT, FITTED KITCHEN, NEWLY FITTED BATHROOM, PRIVATE ALLOCATED PARKING, PRIVATE REAR GARDEN, 0.2 MILES FROM OCKENDON C2C FENCHURCH STREET TRAIN STATION LINE, WALKING DISTANCE TO *LONDON 370* BUS STOP, WITHIN WALKING DISTANCE TO LOCAL AMENITIES & LOCAL PRIMARY SCHOOL. CLOSE ACCESS TO JUNCTION 30 M25, A13 & A127. 69 YEAR LEASE REMAINING, NO ONWARD CHAIN.



CONVERTED TOP FLOOR FLAT



ONE BEDROOM



PRIVATE ALLOCATED PARKING



PRIVATE REAR GARDEN



CLOSE TO ALL LOCAL AMENITIES



NO ONWARD CHAIN



INVESTMENT OPPORTUNITY



69 YEAR LEASE REMAINING



0.2 MILES FROM OCKENDON TRAIN STATION

Accommodation comprises: -

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/6fc8b72706704dad91b1a77a87615da2/>

WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/551821035>

Entrance Hall

9' 8" x 5' 9" (2.94m x 1.76m)

First Floor Landing

26' 4" x 3' 2" (8.02m x 0.96m)

Lounge

13' 1" x 12' 5" (3.98m x 3.79m)

Kitchen

9' 10" x 8' 11" (3.00m x 2.72m)

Bedroom One

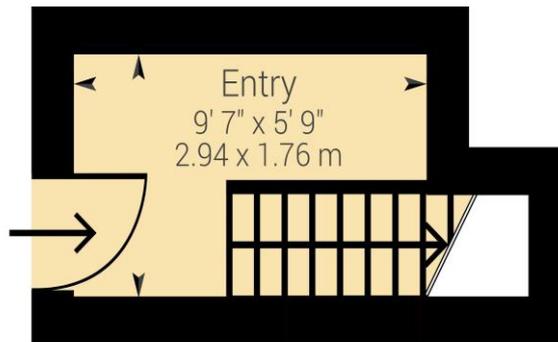
12' 10" x 10' 4" (3.91m x 3.15m)

Family Bathroom

8' 6" x 6' 0" (2.58m x 1.82m)

WC

5' 5" x 2' 9" (1.65m x 0.83m)



Approximate net internal area: 64.82 ft² / 6.02 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 563.95 ft² / 52.39 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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. 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.

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Energy performance certificate (EPC)

20 WEST ROAD
SOUTH OCKENDON
RM15 6PH

Energy rating

D

Valid until

10 June 2031

Certificate number

0140-2879-9060-2099-5925

Property type

Top-floor flat

Total floor area

81 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.