



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

SUNLINER WAY

SOUTH OCKENDON | ESSEX | RM15 5FS



PRICE:- GUIDE PRICE £340,000

CALLING ALL FIRST TIME BUYERS Don't miss out on this fantastic opportunity to acquire this two double bedroom, end-terraced house built in 2016, on one of the new estates in South Ockendon. Located within a short walking distance to Ockendon C2C train station, all local amenities and schools with great motorist transport links including M25(Junction 30), A13 & A127. This home boasts a hallway, downstairs cloakroom, lounge area, modern fitted kitchen, modern family bathroom, two double bedrooms, with a balcony to bedroom one. A well-maintained rear garden to enjoy entertaining guests in, with side access leading to two allocated parking spaces. Internal viewings are highly recommended. Call us today to book your personal accompanied viewing. We look forward to helping you move!



TWO DOUBLE BEDROOMS



MODERN KITCHEN & BATHROOM



ALLOCATED PARKING FOR TWO CARS



EPC RATING 'B'



993 LEASE REMAINING WITH POTENTIAL TO PURCHASE FREEHOLD AFTER COMPLETION



END TERRACED HOUSE



BALCONY TO BEDROOM ONE



BUILT 2016 - NHBC WARRANTY



COUNCIL TAX BAND 'C' £1,542.32 P.A



**GROUND RENT £150 P.A.
SERVICE CHARGE 2022 £119 P.A.**

Accommodation comprises:-

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/4c203e8483f4417cbd4e465ae180dd96/>

Hallway

5' 6" x 4' 2" (1.68m x 1.27m)

Cloakroom

4' 10" x 3' 0" (1.47m x 0.91m)

Lounge

15' 8" x 9' 6" (4.77m x 2.89m)

Kitchen

8' 1" x 12' 9" (2.46m x 3.88m)

Landing

5' 9" x 3' 4" (1.75m x 1.02m)

Bedroom 1

9' 5" x 12' 10" (2.87m x 3.91m)

Bedroom 2

8' 2" x 12' 11" (2.49m x 3.93m)

Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)



Approximate total area⁽¹⁾
329.87 ft²
30.65 m²

(1) Excluding balconies and terraces

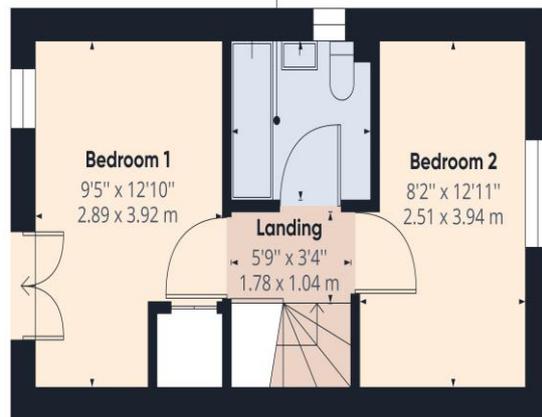
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



Bathroom
6' 10" x 5' 11"
2.09 x 1.81 m



Approximate total area⁽¹⁾
276.01 ft²
25.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



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 (EPC)

37, Sunliner Way SOUTH OCKENDON RM15 5FS	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: 24 July 2026 <hr/> Certificate number: 8326-7233-4720-5605-2926
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Property type	End-terrace house
Total floor area	59 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60