

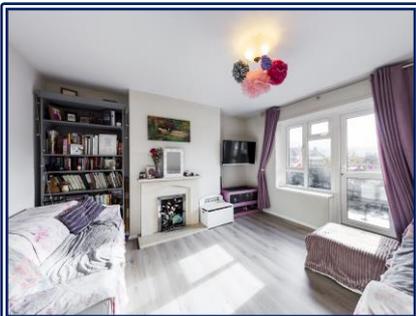


M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

GALEY GREEN

SOUTH OCKENDON | ESSEX | RM15 5BP



PRICE:- £165,000

Ideal first-time buyers home or investment opportunity. The key features of this property include recently fitted double glazed windows, private balcony, entry phone system, modern kitchen and bathroom. This upper floor flat is well position for local schools, shops, amenities and transport links which include Ockendon Train Station C2C line. To book your personal accompanied viewing contact us on 01708 851999



ONE BEDROOM



GAS RADIATOR CENTRAL HEATING



MODERN KITCHEN



MODERN BATHROOM



LEASE REMAING 96 YEARS



UPPER FLOOR FLAT



DOUBLE GLAZED



ENTRY PHONE SYSTEM



EPC RATIONG D -55



PRIVATE BALCONY

Accommodation comprises:-

Entrance Door

Wooden door leading into hall.

Hall

Carpeted flooring, painted walls, painted ceiling, radiator and wooden door leading into storage cupboard.

Lounge

12' 10" x 10' 11" (3.90m x 3.33m)

Wooden door, laminate flooring, painted walls, smooth painted ceiling, radiator, feature fireplace, double-glazed window to front aspect and double-glazed door leading onto private balcony.

Kitchen

10' 10" x 8' 1" (3.31m x 2.46m)

Wooden door, tiled floor, painted walls, smooth painted ceiling, radiator and double-glazed window to rear aspect. The kitchen comprises of a number of base and eye level units, roll top work surfaces, inset sink with mixer tap, four ring gas hob with extractor hood over, built in electric oven, space and plumbing for a washing machine.

Bathroom

8' 0" x 7' 7" (2.44m x 2.31m)

Wooden door, carpeted flooring, mainly tiled walls with the remainder painted, smooth painted ceiling, radiator, double glazed window to rear aspect, pedestal hand basin, panelled bath with mixer tap and low flush WC.

Bedroom 1

11' 11" x 9' 11" (3.64m x 3.03m)

Wooden door carpeted flooring, painted walls, smooth painted ceiling, radiator and double-glazed window to front aspect.

Exterior

Communal gardens and residents parking



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020

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



23, Galey Green, SOUTH OCKENDON, RM15 5BP

Dwelling type: Top-floor flat
Date of assessment: 24 April 2019
Date of certificate: 25 April 2019

Reference number: 0274-2834-6242-9521-5205
Type of assessment: RdSAP, existing dwelling
Total floor area: 44 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,049
Over 3 years you could save	£ 465

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	
Heating	£ 1,722 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 222 over 3 years	£ 222 over 3 years	
Totals	£ 2,049	£ 1,584	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
55	65

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 276
2 Heating controls (room thermostat)	£350 - £450	£ 66
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 123

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.