



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

DANBURY CRESCENT

SOUTH OCKENDON | ESSEX | RM15 5BX



PRICE:- GUIDE PRICE £150,000

Bright and welcoming one-bedroom upper floor flat You will live within a central position close to everything you could need from shops to schools and public transport. There is plenty of storage in the stylish kitchen as well as the hallway to ensure functionality. The layout features a good-sized bedroom with easy access to the bathroom with a toilet and a combined bath and shower.



ONE BEDROOM



SECURITY ENTRY PHONE SYSTEM



COUNCIL TAX BAND 'A' £1,121.16



ENERGY EFFICIENCY RATING 'D'



72 YEARS REMAINING ON THE LEASE



UPPER FLOOR FLAT



RESIDENTS PARKING



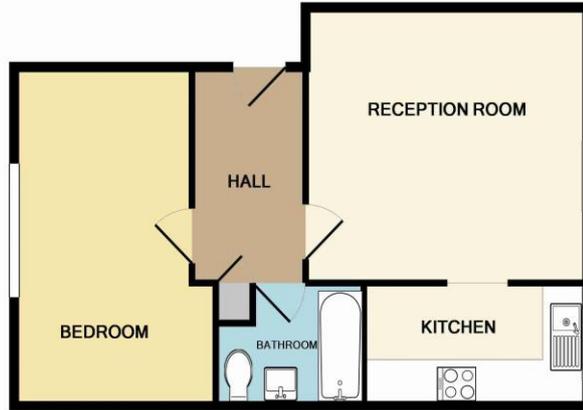
ECONOMY 7 HEATING



LEASHOLD PROPERTY



INVESTMENT OPPORTUNITY



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
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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
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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. 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



67, Danbury Crescent, SOUTH OCKENDON, RM15 5BX

Dwelling type: Top-floor flat
Date of assessment: 18 September 2019
Date of certificate: 18 September 2019
Reference number: 9388-6067-6241-6841-4934
Type of assessment: RdSAP, existing dwelling
Total floor area: 42 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

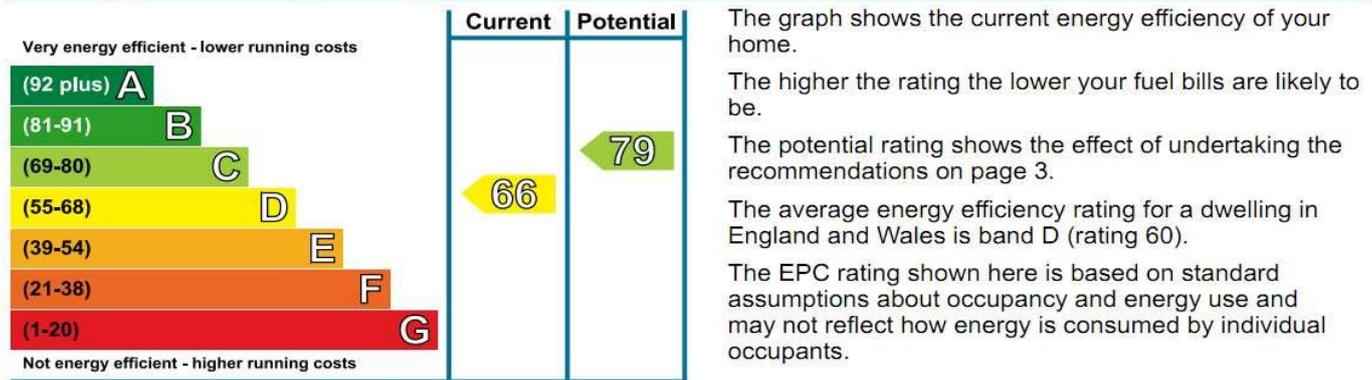
Estimated energy costs of dwelling for 3 years:	£ 1,905
Over 3 years you could save	£ 714

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 147 over 3 years	
Heating	£ 1,299 over 3 years	£ 645 over 3 years	
Hot Water	£ 462 over 3 years	£ 399 over 3 years	
Totals	£ 1,905	£ 1,191	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 180
2 Draught proofing	£80 - £120	£ 39
3 High heat retention storage heaters	£800 - £1,200	£ 237

See page 3 for a full list of recommendations for this property.

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.