



# M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

## GALEY GREEN

SOUTH OCKENDON | ESSEX | RM15 5BP



PRICE:- £175,000

**DON'T MISS OUT** on this **IMMACULATE** ground floor one bedroom ground floor flat with a **PRIVATE REAR GARDEN**. The current vendors have maintained this property to an extremely high standard, thus making this property an ideal **FIRST TIME BUYERS PURCHASE**. Galey Green is ideally located for local amenities, shops, schools, and transport links including Ockendon Train Station c2c line. Book your personal accompanied viewing today with a member of our Sales Team. We look forward to helping you move.



**ONE BEDROOM**



**PRIVATE REAR GARDEN**



**STYLISH KITCHEN**



**MODERN BATHROOM**



**LEASE REMAINING 104 YEARS**



**GROUND FLOOR FLAT**



**DOUBLE GLAZED**



**ENTRY PHONE SYSTEM**



**RESIDENTS PARKING**



**IMMACULATE CONDITION**

Accommodation comprises:-

### VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/27feae3fff984a098d5e228193536f32/>

### WALL-THROUGH VIDEO LINK

<https://player.vimeo.com/video/530263162>

#### Kitchen

9' 8" x 7' 3" (2.95m x 2.22m)

#### Lounge

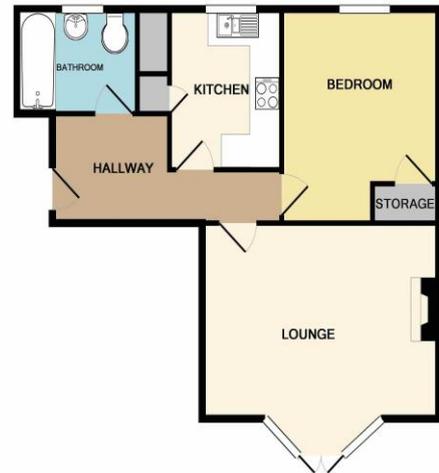
11' 11" x 11' 11" (3.63m x 3.62m)

#### Family Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)

#### Bedroom One

13' 0" x 9' 8" (3.95m x 2.95m)



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 62018



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 (EPC)

40, Galey Green  
SOUTH OCKENDON  
RM15 5BP

Energy rating

C

Valid until 21 November 2028

Certificate number

2628-1990-6279-4488-0940

## Property type

Ground-floor flat

## Total floor area

41 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 C. It has the potential to be C.

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