



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

MEADOW DRIVE

SOUTH OCKENDON | ESSEX | RM15 4DY



PRICE:- GUIDE PRICE £260,000

CHAIN FREE We are pleased to bring to the market this two-bedroom, modern ground floor flat situated in Aveley. Offering contemporary living, with a modern fitted kitchen and bathroom & two double bedrooms with 117 years lease remaining. This is a great first-time buyer or investor opportunity. Close to local amenities, schools, and transport links. Call us today to book your personal accompanied viewing!
***VIEWINGS TO COMMENCE SATURDAY 23RD JULY 2022! *We look forward to helping you move!**



TWO BEDROOM



GAS RADIATOR CENTRAL HEATING



OPEN PLAN LOUNGE



RESIDENTS PARKING



EPC RATING - B 83



117 YEAR LEASE; GROUND RENT £250 P.A; SERVICE CHARGE 2022 £2,568.01 P.A



GROUND FLOOR FLAT



DOUBLE GLAZED



MODERN BATHROOM



**COUNCIL TAX BAND C -
£1,542.32**

Accommodation comprises:-

WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/423930290>

Entrance Door

Hall

Bedroom One

12' 4" x 9' 1" (3.77m x 2.78m)

Bedroom Two

12' 4" x 7' 7" (3.77m x 2.31m)

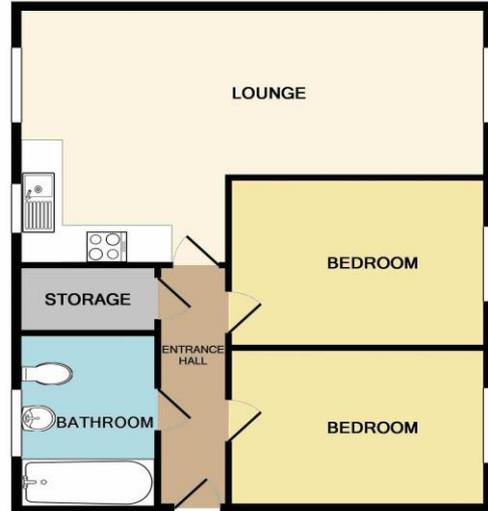
Bathroom

7' 7" x 6' 4" (2.32m x 1.92m)

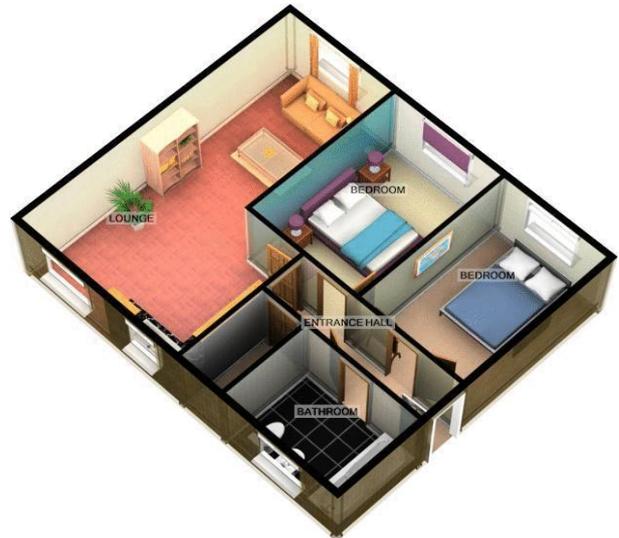
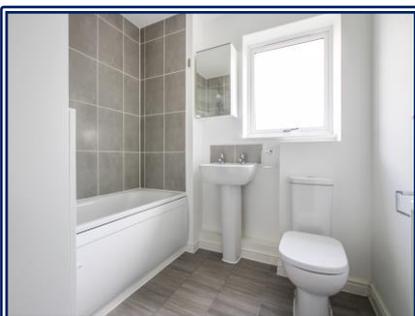
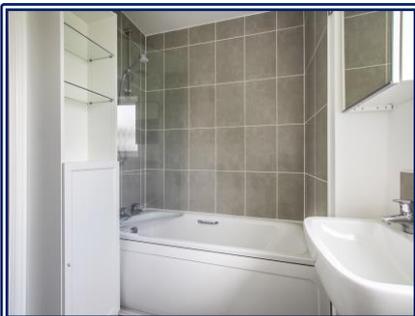
Lounge/Kitchen

23' 9" x 17' 11" (7.24m x 5.47m)

Exterior



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 ©2019



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



18, Meadow Drive, Aveley, SOUTH OCKENDON, RM15 4DY

Dwelling type: Ground-floor flat
Date of assessment: 09 July 2014
Date of certificate: 09 July 2014

Reference number: 8207-3412-6539-1107-0343
Type of assessment: SAP, new dwelling
Total floor area: 64 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

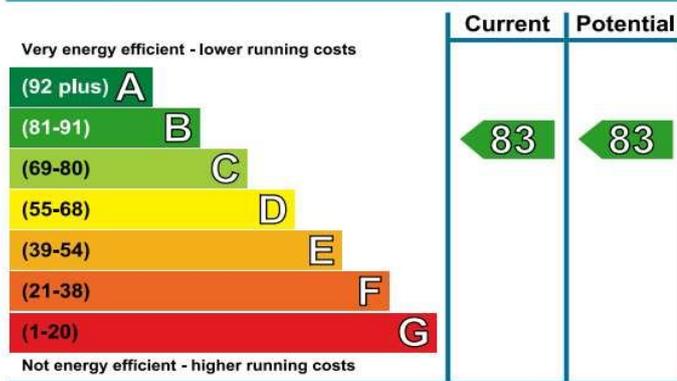
Estimated energy costs of dwelling for 3 years: £ 951

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	Not applicable
Heating	£ 597 over 3 years	£ 597 over 3 years	
Hot Water	£ 219 over 3 years	£ 219 over 3 years	
Totals	£ 951	£ 951	

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



The graph shows the current energy efficiency of your home.

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

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.