



**BROXBURN DRIVE**  
**SOUTH OCKENDON | ESSEX | RM15 5PE**



**PRICE:- GUIDE PRICE £150,000**

Well presented and maintained top floor flat situated on Broxburn Drive South Ockendon. This property is being sold with the benefit of NO ONWARD CHAIN and is ideally located to local amenities, shops, schools and transport links. The lease remaining on this property is 101 years and makes it an ideal investment or first-time buyers purchase. To book your personal accompanied viewing, call a member of our Sales Team Today on 01708 851999

- ONE BEDROOM**
- GAS RADIATOR CENTRAL HEATING**
- ENTRY PHONE SYSTEM**
- COUNCIL TAX BAND A**
- 101 YEARS LEASE REMAINING**

- TOP FLOOR FLAT**
- DOUBLE GLAZED**
- RESIDENTS PARKING**
- IDEAL INVESTMENT**
- NO ONWARD CHAIN**

## VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/89783e196adb409aaf3bd162a8e2fb62/>

## WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/547568247>

### Hall

8' 7" x 2' 11" (2.61m x 0.89m)

### Lounge

12' 6" x 12' 0" (3.80m x 3.67m)

### Kitchen

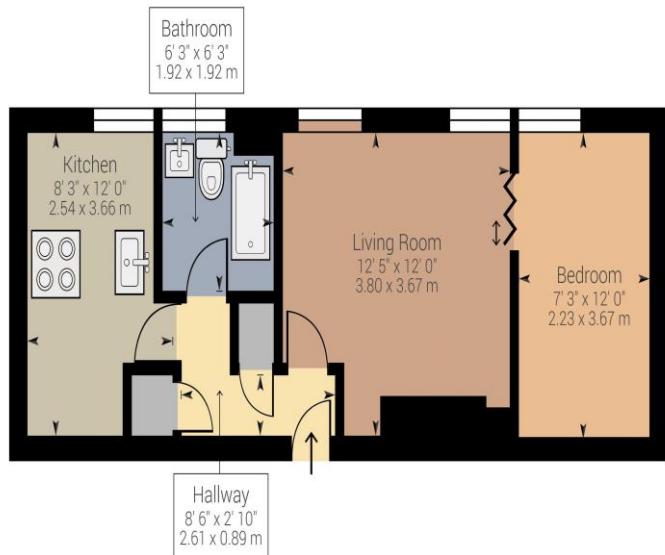
12' 0" x 8' 4" (3.66m x 2.54m)

### Bathroom

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

### Bedroom One

12' 0" x 7' 4" (3.67m x 2.23m)



Approximate net internal area: 390.57 ft<sup>2</sup> / 36.29 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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.

Awaiting EPC