



# M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

## GALEY GREEN

SOUTH OCKENDON | ESSEX | RM15 5BP



**PRICE:- £170,000**

This stylish first floor flat which is situated in Galey Green is being sold with the benefit of a NO ONWARD CHAN and would make an Ideal FIRST TIME BUYERS HOME. The key features of this home include a MODERN KITCHEN, gas radiator central heating, MODERN BATHROOM, entry phone system and residents parking. Properties of this calibre do not remain on the market for long so book your personal accompanied viewing with a member of our sales team today by emailing [info@mpestates.co.uk](mailto:info@mpestates.co.uk)



**ONE BEDROOM**



**MODERN KITCHEN**



**ENTRY PHONE SYSTEM**



**GAS RADIATOR CENTRAL HEATING**



**COUNCIL TAX BAND A**



**FIRST FLOOR FLAT**



**MODERN BATHROOM**



**DOUBLE GLAZED**



**NO ONWARD CHAIN**



**BALCONY**

Accommodation comprises:-

### VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/b7c4d47bd26a43e4acf656c3ed16a17c/>

### WALL-THROUGH VIDEO LINK

<https://player.vimeo.com/video/530282202>

#### Entrance Hallway

7' 8" x 5' 1" (2.33m x 1.54m)

#### Lounge

13' 1" x 12' 8" (3.99m x 3.87m)

#### Kitchen

11' 1" x 8' 1" (3.38m x 2.46m)

#### Bathroom

7' 5" x 5' 4" (2.27m x 1.62m)

#### Bedroom One

12' 0" x 10' 0" (3.67m x 3.05m)

#### Balcony

9' 4" x 3' 5" (2.84m x 1.04m)



Approximate net internal area: 453.51 ft<sup>2</sup> (486.6 ft<sup>2</sup>) / 42.13 m<sup>2</sup> (45.21 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.

Powered by Giraffe360

### GROUND FLOOR



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)

21, Galey Green SOUTH OCKENDON RM15 5BP	Energy rating <b>E</b>
Valid until 14 March 2026	Certificate number 8796-7027-4920 -8312-7992

## Property type

Mid-floor flat

## Total floor area

43 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 E. It has the potential to be B.

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