



Danbury Crescent

South Ockendon, RM15 5XA

Offers in Region of £125,000



Offered for sale with no onward chain is this top floor one bedroom flat in need of refurbishment, the accommodation includes, entrance hall, reception room, kitchen, bedroom and bathroom.



Entrance Hall

Entrance door, intercom system, cupboard, loft access, carpet.

Reception Room

14' x 10'2 (4.27m x 3.10m)

Window to rear, electric storage heater, carpet.

Kitchen

10'11 x 5'10 (3.33m x 1.78m)

Window to rear, stainless steel single drainer sink, plumbing for washing machine, part tiled walls, vinyl flooring.

Bedroom

10'7 x 9'11 (3.23m x 3.02m)

Two windows to front, fitted sliding wardrobes, carpet.

Bathroom

Frosted window to side, low level WC, pedestal wash hand basin, panelled bath, carpet.

Parking

Residents parking area.

Material Information

We are advised by the sellers the following information:

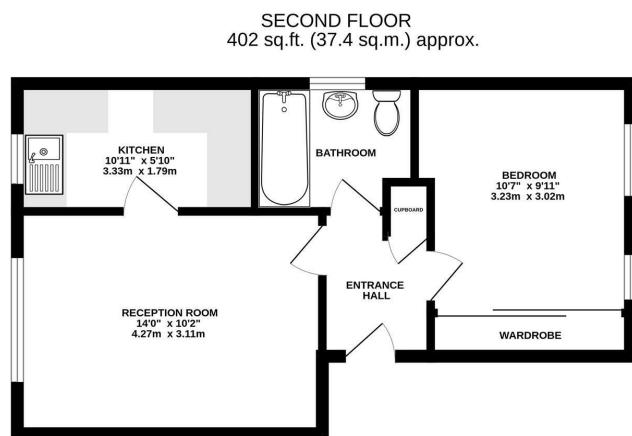
Lease Remaining: 99 years (from June 1995) 69 currently remaining (Jan 2026)

Annual Ground Rent: £90.00

Ground Rent Review Period: Every 33 Years

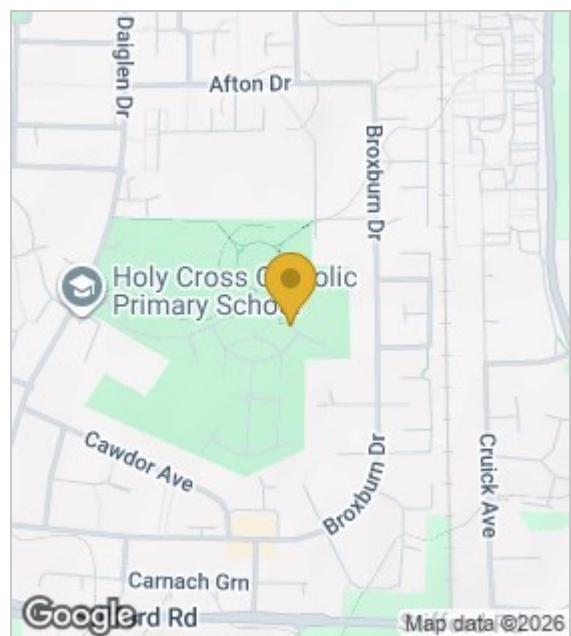
Review increase: £90.00 for 1st third, £180.00 for 2nd third, £270.00 for remainder.

Annual Service Charge: £1,438.80



SECOND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

TOTAL FLOOR AREA / 402 sq.ft. (37.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the main structural elements and are not intended to be used for any other purpose than as a guide. No guarantee can be given as to their operability or efficiency can be given.
Made with Microplan 2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.