



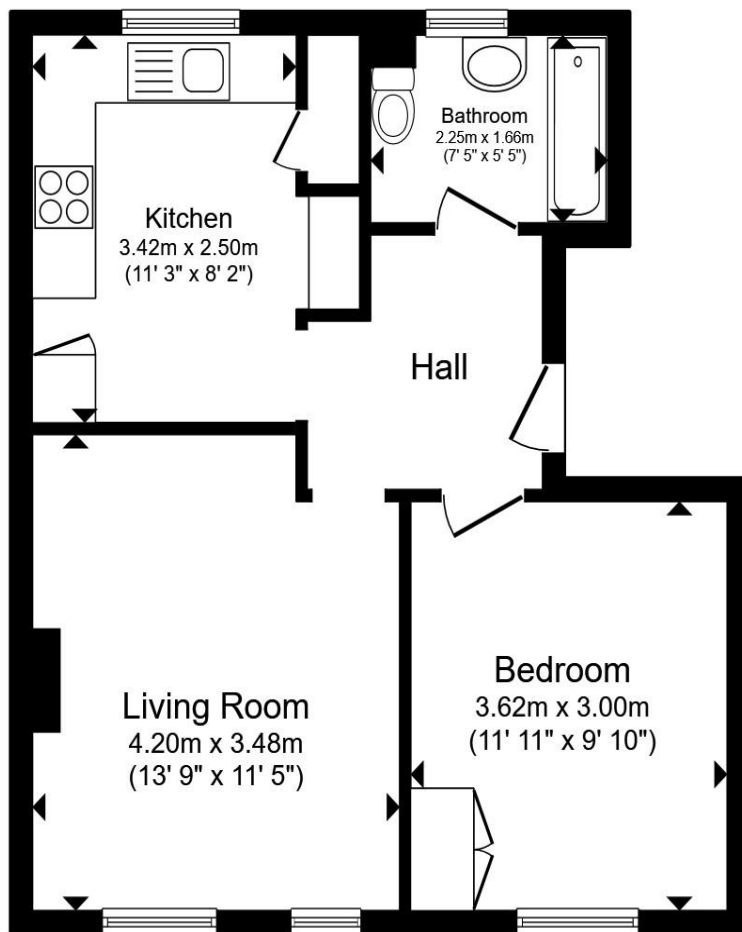
Cam Green, South Ockendon RM15 5QN

welcome to

Cam Green, South Ockendon

Guide Price £160,000 - £170,000. A much improved 1 bedroom first floor flat with replacement double glazing, renewed fitted kitchen and replacement bathroom suite, and gas central heating system. Having lived in the property for 18 years, originally as a tenant, the current owner is only looking to sell now due to relocating areas. We are advised the property was granted a new 125 year lease when purchased and so there are approximately 119 years remaining, and the service charge and ground rent are only approximately £1800pa. Located close to local shops, schools and amenities, this much-loved property is a must for your viewing list. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hallway

Kitchen

Lounge

Bedroom

Bathroom

Communal Parking

Total floor area 44.6 m² (480 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Cam Green, South Ockendon

- ONE BEDROOM FIRST FLOOR FLAT
- REPLACEMENT DOUBLE GLAZING
- RENEWED FITTED KITCHEN
- LOCATED TO SHOPS, SCHOOLS & BUS ROUTES
- COMMUNAL PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000 - £170,000



view this property online williamhbrown.co.uk/Property/GRA106106



Property Ref:
GRA106106 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

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