



**Broxburn Drive, South Ockendon, Essex**

**Price: Offers over £120,000**

*Leasehold*



# Broxburn Drive, South Ockendon, Essex, RM15 – NO ONWARD CHAIN!

## Property Details:

We are pleased to bring to market this opportunity to acquire a 1 bedroom 2<sup>nd</sup> floor flat in the popular area of South Ockendon. The property needs work as the lounge has smoke/fire damage. There is a fitted kitchen, bathroom and double bedroom. The lounge which suffered the most of the smoke/fire damage, is a good size and has a chimney breast with fire surround. There is a central heating system/radiators installed but the boiler has been disconnected. The hot water is heated by a modern electric cylinder tank. The property also benefits from a garage in a block. Located a couple of minutes' walk from the shopping precinct in Daiglen Drive with everything you could need, Easy access to A13 & M25 and a short drive to the popular Lakeside Shopping Centre. Only a short, 7 minute walk will take you to Ockendon Station for the C2C line to get you into London. If you are looking for a project this would be a great one to start with. Cash buyers only. Be quick! \*\*\*Buyer fees apply\*\*\*

## Property details:

**Entrance to property from Communal secure entrance and stairs to all floors**

**Hallway: 13'6" x 6'6" L-Shaped:** Access to all accommodation. Small storage cupboard. Vinyl flooring. Radiator. Door entry system.

**Kitchen: 10'8" x 7'1":** Double glazed window to front aspect. Fitted base units. Stainless steel sink with drainer and mixer tap. Space for washing machine. Freestanding electric cooker. Tile splash back. Two storage cupboards/largers. Texture ceiling. Vinyl floor. Neutral decor.

**Lounge/diner: 14'5" x 11'11":** Double glazed windows to rear aspect. (Needs replacing a damaged by fire). Chimney breast with fire surround. (houses redundant back boiler). Fitted carpet. 2 x Radiators. Smooth ceiling. This room will need total refurbishment due to the smoke damage.

**Bathroom: 6'3" x 6'2":**

Double glazed frosted window to front aspect. Panel bath with shower over. Low level W.C. and hand basin. Part tiled to walls. Vinyl floor. Neutral décor.

**Bedroom 1: 12'11" x 9'8"**

Double glazed window to front aspect. Built in wardrobe and airing cupboard housing hot water tank. Smooth ceiling. Radiator. Neutral décor.

**Outside:**

**Parking:**

There is a large communal car park and the property has a Garage in a block..

**Council Tax:** A **Lease:** 95 years remaining, **Ground rent:** £10 p.a - **Maintenance:** £1413.15 p.a..





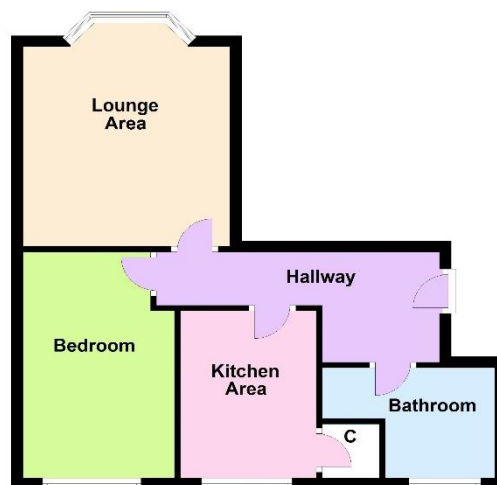
**Disclaimer**  
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.





- 1 Double Bedrooms
- Good size Lounge
- Fitted Kitchen
- Bathroom
- Double glazing
- Communal Parking
- Close to transport links
- 95 years on Lease
- Project needing refurbishment
- Cash buyers only
- **NO ONWARD CHAIN**

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		

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