



## **Stamford Road, Dagenham, RM9 4EX**

- First Floor (Top Floor)
  - One Bedroom
  - Gas Central Heating
  - Own Rear Garden
- Modern Kitchen & Bathroom
  - Parking Permit
- 7 Min Walk to Becontree Station (source: google maps)

**£260,000 - Leasehold - Council Tax: A**



# Stamford Road

Dagenham, RM9 4EX



## Entrance Hall

Entrance door. Smooth ceiling, coving, access to loft, cupboard, carpet.

## Reception Room

13'6 x 12'1 max sizes (4.11m x 3.68m max sizes)  
Double glazed window. Smooth ceiling, coving, picture rail, radiator, carpet.

## Kitchen

13' x 9' max sizes (3.96m x 2.74m max sizes)  
Double glazed window, double glazed door to balcony. Smooth ceiling, coving, two larder style cupboards, range of gloss grey base units with worktops, single drainer 1.5 bowl sink, four burner gas hob with integrated oven beneath, integrated wine cooler, radiator, vinyl flooring.

## Bedroom

13'5 x 10'1 max sizes (4.09m x 3.07m max sizes)  
Double glazed window. Fan & light unit to ceiling, smooth ceiling, coving, radiator, carpet.

## Bathroom

5'11 x 5'11 (1.80m x 1.80m)  
Double glazed window. Suite comprising of panelled bath with separate overhead shower and glass folding screen, wash basin, low level WC, part tiled walls, vinyl flooring.

## Garden

68' x 55' approx. (20.73m x 16.76m approx )  
Mainly lawn with two sheds.

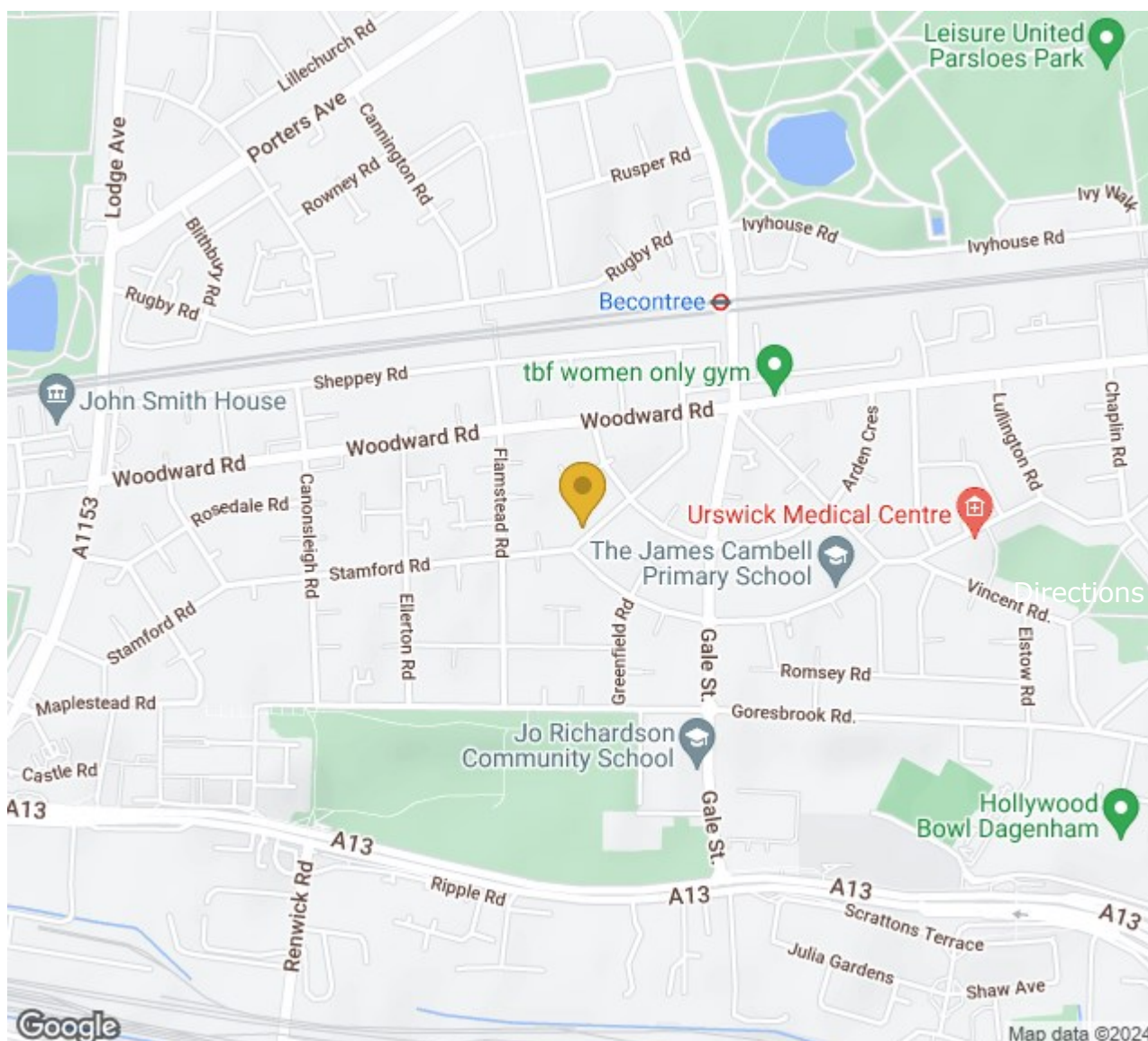
## Parking

Street parking with permit.

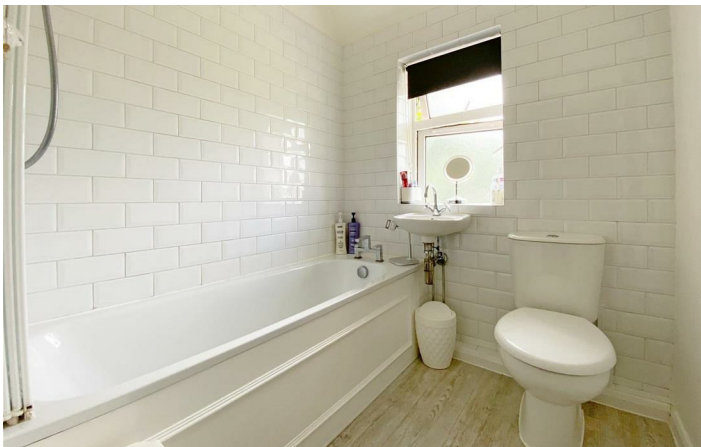
## Material Information

We have been advised by the sellers the following information:

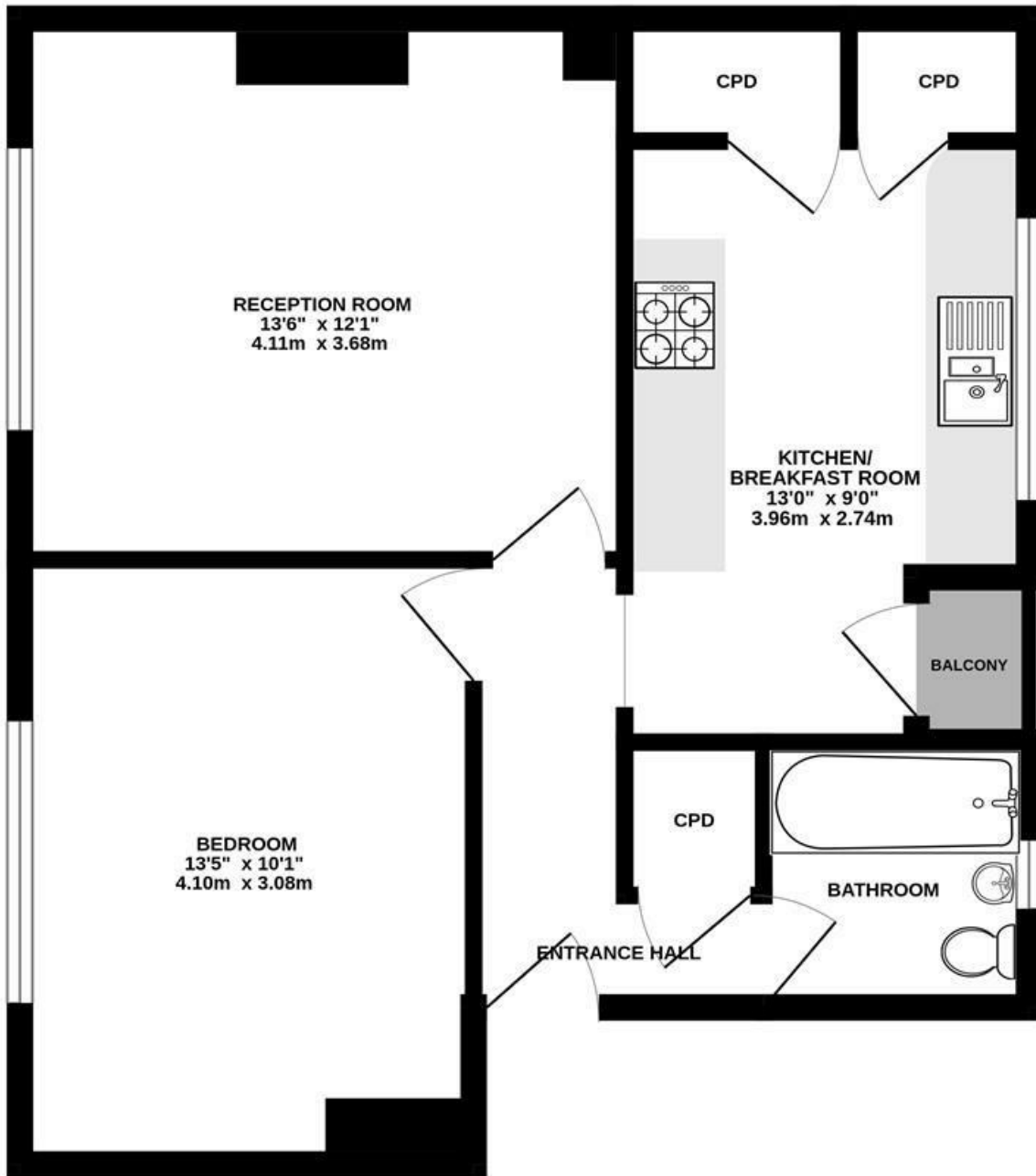
- Lease: 125 years from 2018
- Current annual ground rent: £10.00
- Ground rent review period: N/A
- Current annual service charge: £945.57 - April 2024 to March 2025







FIRST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: A  
Tenure: Leasehold

