

LEASEHOLD



Flat - Purpose Built

# RIVINGTON COURT, ST. MARK'S PLACE DAGENHAM, RM10 8GJ

Offers in excess of

## £250,000



### FEATURES

- Allocated Parking
- Entry Phone System
- Private Balcony
- Open-Plan Living Area
- Vacant & Chain Free
- 105 Years Remaining on Lease
- Gas Central Heating & Double Glazing
- Two Bedrooms



# 2 Bedroom Flat - Purpose Built located in Dagenham

## Master Bedroom

12'9" x 8'11"

A well-proportioned room offering ample space for a double bed and additional furniture. The room provides a comfortable environment for rest and relaxation.

A private outdoor space accessible from the living area, offering additional space for relaxation.

## Double Bedroom

10'11" x 7'7"

A generously sized room offering flexibility to suit various needs. The space comfortably accommodates a double bed and additional furniture, creating a cosy and welcoming environment.

## Kitchen/ Living Room

19'8" x 10'9"

A spacious, open-plan area combining both kitchen and living room. The kitchen is equipped with integrated appliances and provides extensive storage. The living area offers a comfortable space for daily activities and entertaining.

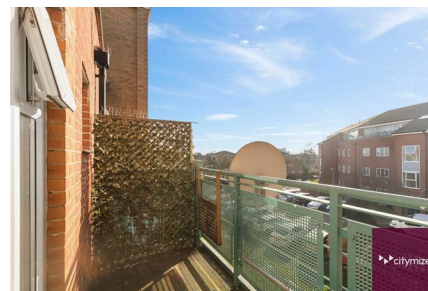
## Bathroom

8'11" x 5'6"

A well-appointed three-piece bathroom, featuring a bath/shower, WC, and wash basin. The space is designed for both functionality and comfort, offering a practical and relaxing environment.

## Balcony

10'0" x 2'11"



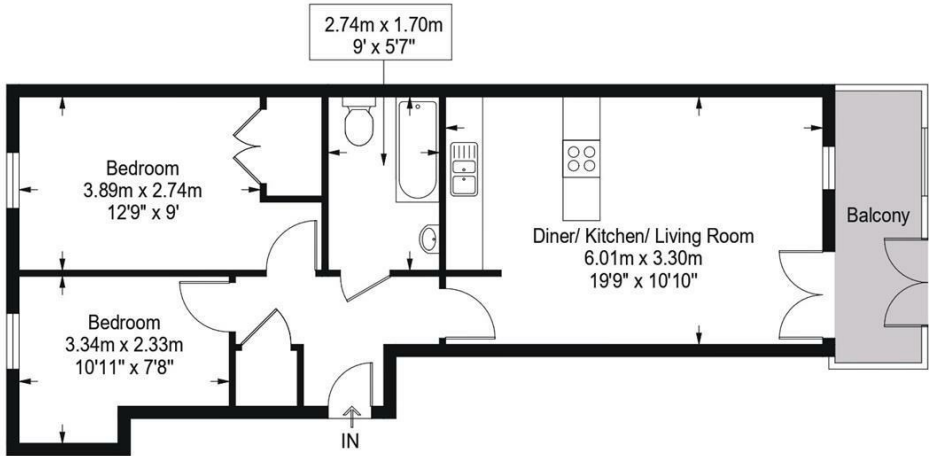
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St. Mark's Place Dagenham, RM10      **Approximate Gross Internal Area = 612 sq ft / 56.9 sq m**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

