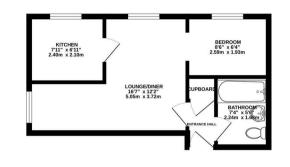


# Plumtree Close, Dagenham RM10 8UE Asking Price £150,000



SECOND FLOOR 319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 319 sq.R. (29.6 sq.m.) approx. White every samety has been made to ensure the accessor of the footplac contained two, neasurements discus, works, used and you the maxima appendiums and an interventionality states are years, ensurement. This plans is to its durative purposes only used block be used as such by say supported purposes. The intervents system is of plansface is then when makes here and on parameters

\*\*\* ASKING PRICE £150,000 \*\*\* \*\*\* EXTENDED LEASE ON COMPLETION \*\*\*

Kurtis Property proudly present an opportunity to purchase this second floor studio apartment, located on Plumtree Close, RM10 - just 0.8 miles from Dagenham East Underground Station.

Boasting a spacious lounge, modern fitted kitchen, large double bedroom and a contemporary bathroom suite.

Benefits include gas central heating, double glazed windows & communal parking.

\*COUNCIL TAX BAND A\* \*EPC RATING D \*

### Entrance

Via communal entrance with secure entry system, stairs to second floor, door to:

#### Hallway

Intercom system, storage cupboard, doors to:

### Bedroom

2.59m x 1.93m (8'5" x 6'3") Double glazed window to front with wall-mounted electric radiator under, fitted carpet, ceiling light



## Lounge/Diner

5.05m x 3.72m (16'6" x 12'2")

Double glazed windows to front and flank, fitted carpet, wallmounted electric heater, ceiling light

## **Kitchen**

2.40m x 2.10m (7'10" x 6'10")

Range of fitted base units, one bowl sink with drainer, space and services for washing machine, space and services for freestanding gas hob/oven, space for fridge/freezer, tiled flooring, ceiling light

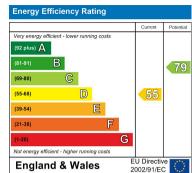
## Bathroom

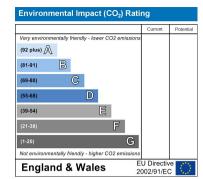
2.24m x 1.68m (7'4" x 5'6")

Suite comprising low level WC, pedestal hand wash basin, bathtub with power shower and shower curtain, tiled flooring, ceiling light, extractor fan

### **Additional Information**

EPC 55D Local Authority: Barking & Dagenham Council Tax Band A Ground Rent: currently set at £45pa but once the lease is extended there will be no ground rent Service Charge: £2155.27 pa. Payable as £216 pcm for 10 months Original lease is 99 years from 1st January 1994, therefore 68 years remaining. The seller will offer an extended lease on completion.





- $\cdot$  One Bedroom Studio Apartment
- Spacious Lounge
- Large Fitted Kitchen
- Extended Lease on Completion
- 0.8 Miles From Dagenham East Underground Station
- Double Glazed Windows
- · Gas Central Heating
- · Communal Parking
- · Council Tax Band A
- EPC 55D



600 Green Lane, Ilford, IG3 9SQ 020 8598 9151 info@kurtisilford.co.uk www.kurtisproperty.co.uk