

Asking Price £150,000









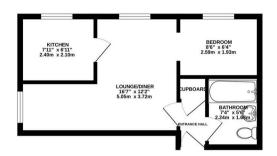








SECOND FLOOR 319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 319 sq.ft. (29.6 sq.m.) approx.
White every altering has been made to ensure the accuracy of the floorplac contained him, measurements of accuracy mades, somes and any other times are approximate and no responsibility states that any every common or ensurements. The plane is for all discharge purposes only and should be used as so with yeary perspective purposes. The protection proteins can be used to accompany to the protein of the proteins of the proteins and any discharge which have not been been and of the proteins of any discharge and applicated some has have not been sent and one of proteins and applicated some has not to be the resident and one of participations and applicated some has not to be the resident and one of proteins and applications are sufficiently applicated and the proteins and any other proteins are sufficiently applicated and applications and applications are sufficiently applicated and applications are suffici

\*\*\* 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:

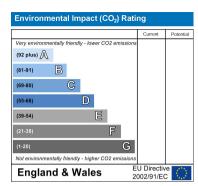
### Bedroom

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



			Current	Potentia
Very energy efficient -	lower running	costs		
(92 plus) <b>A</b>				
(81-91) B				79
(69-80)	C			
(55-68)	D		55	
(39-54)	[=			
(21-38)		F		
(1-20)		G		
Not energy efficient -	nigher running e	costs		



## Lounge/Diner

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

Double glazed windows to front and flank, fitted carpet, wall-mounted 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.

- · 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

