





Floor plan of a 3-bedroom house. The layout includes a central lounge/diner area (16'7" x 12'2", 5.05m x 3.72m) with a fireplace on the left wall. To the left is a kitchen (7'11" x 6'11", 2.40m x 2.10m) with a sink, stove, and refrigerator. To the right is a bedroom (8'6" x 6'4", 2.59m x 1.93m). At the bottom right is a bathroom (7'4" x 5'6", 2.24m x 1.68m) containing a bathtub, toilet, and sink. A cupboard is located between the lounge/diner and the bathroom. An entrance hall provides access to the lounge/diner and the bathroom. The house has a front door and a back door leading to a rear garden.

| Room         | Dimensions (ft/in) | Dimensions (m) |
|--------------|--------------------|----------------|
| Kitchen      | 7'11" x 6'11"      | 2.40m x 2.10m  |
| Lounge/Diner | 16'7" x 12'2"      | 5.05m x 3.72m  |
| Bedroom      | 8'6" x 6'4"        | 2.59m x 1.93m  |
| Bathroom     | 7'4" x 5'6"        | 2.24m x 1.68m  |

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

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\*

## 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, 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.


| Energy Efficiency Rating  |  | Current | Potential |
|---|--|---------|-----------|
| <b>Very energy efficient - lower running costs</b><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 55      | 79        |
| <b>Not energy efficient - higher running costs</b>  |  |         |           |

**England & Wales** EU Directive 2002/91/EC 

| Environmental Impact (CO <sub>2</sub> ) Rating   |  | Current | Potential |
|--|--|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>  |  |         |           |

**England & Wales**

EU Directive  
2002/91/EC



- 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