

\*\*\*EXTENDED LEASE ON COMPLETION\*\*\*  
\*\*\*CHAIN FREE\*\*\*

Kurtis Property are pleased to present this well-maintained one-bedroom ground floor flat located on the quiet and residential Honey Close in Dagenham. Ideal for first-time buyers, downsizers, or investors, this property offers comfortable living with easy access to local amenities and excellent transport links.

Internally, the flat features a spacious reception room with large windows, a fitted kitchen, a generously sized double bedroom, and a well-presented three-piece bathroom suite. The layout is both practical and inviting, making it perfect for relaxed everyday living.

Further benefits include parking en-bloc, communal gardens, double glazing, and electric heating. Situated in a popular cul-de-sac, the property is within close proximity to local shops, schools, and Dagenham Heathway Station & Dagenham East Station (District Line), offering direct links into Central London.

Don't miss this opportunity to secure a fantastic flat in a well-connected location. Viewings are highly recommended.

### Entrance

Via communal entrance with secure entry system.

### Reception

4.28m x 3.14m (14'0" x 10'3")

Fitted carpet, double glazed window, wall mounted electric heater, ceiling light



### Kitchen

3.30m x 1.77m (10'9" x 5'9")

Range of fitted wall and base units, one bowl sink with drainer, space and services for washing machine, space for four ring electric cooker and oven, space for freestanding fridge/freezer, vinyl flooring, double glazed windows, ceiling light

### Bedroom

3.79m x 3.02m (12'5" x 9'10")

Double glazed window, wall-mounted electric heater, fitted carpet, ceiling light

### Bathroom

2.50m x 1.77m (8'2" x 5'9")

Suite comprising low level WC, pedestal hand wash basin, bathtub with power shower and shower curtain, half-tiled walls, vinyl flooring, ceiling light

### Additional Information

99 year lease from 1st January 1994, therefore 68 years remaining. An extended lease on completion can be offered.

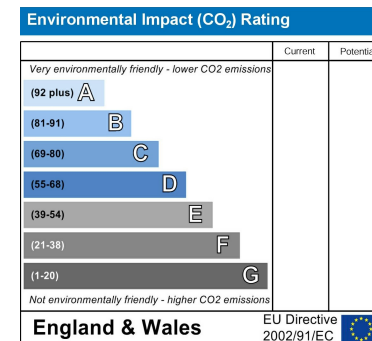
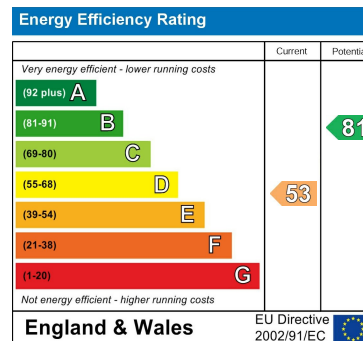
Ground Rent: £10 pa

Service Charge: £2172.01

EPC 53E

Council Tax Band B

Local Authority: Barking & Dagenham



- EXTENDED LEASE ON COMPLETION
- Ground Floor Flat
- CHAIN FREE!!!
- Parking En Bloc
- Close to Local Shops & Amenities
- Close to Dagenham East District Line
- Double Glazing
- Quiet Residential Location