

Sapphire Close, Dagenham, RM8 1UF



welcome to

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CHAIN FREE Recently Refurbished Two Bedroom First Floor Flat located close to Chadwell Heath and Goodmayes Stations, Local Schools and Amenities.





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The Property features a Spacious Lounge, a Modern Fitted Kitchen, a Master Bedroom Boasting a Fitted Wardrobe and Vanity Sink, as well as a Second Bedroom and Contemporary Bathroom.

With its Long Lease, Parking Space and Amazing Transport links, this Beautifully Finished Flat is Perfect for First Time Buyers and Investors.

Lounge

18' 4" x 10' 6" (5.59m x 3.20m)

Kitchen

8' 2" x 7' 7" (2.49m x 2.31m)

Bedroom One

18' 5" x 8' 7" (5.61m x 2.62m)

Dressing Area

Bedroom Two

11' 1" x 5' 11" (3.38m x 1.80m)

Bathroom











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- GREAT TRANSPORT LINKS
- OVER 900 YEARS REMAINING ON LEASE
- CHAIN FREE
- NEWLY REFURBISHED
- PARKING SPACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1896.00

Ground Rent: 60.00

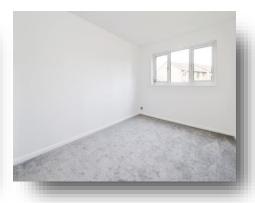
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BKG105399



Property Ref: BKG105399 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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