

## Dagenham Road, Romford

offers in excess of £223,500 Leasehold

CHAIN FREE • Private Garden To Rear • 82 Year Lease (Owner has confirmed that lease can be increased for around £5,500 & can be started when sale agreed) • 2 Double Bedrooms • Separate Kitchen • Separate Bathroom & W/C • Gas Central Heating • Double Glazing



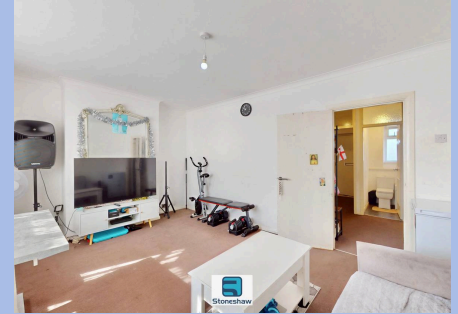
Chain free 2 double bed first floor flat with 82 year lease, private garden, gas central heating, double glazing, separate kitchen, near shops and transport. Lease can be extended.

Council Tax band: C

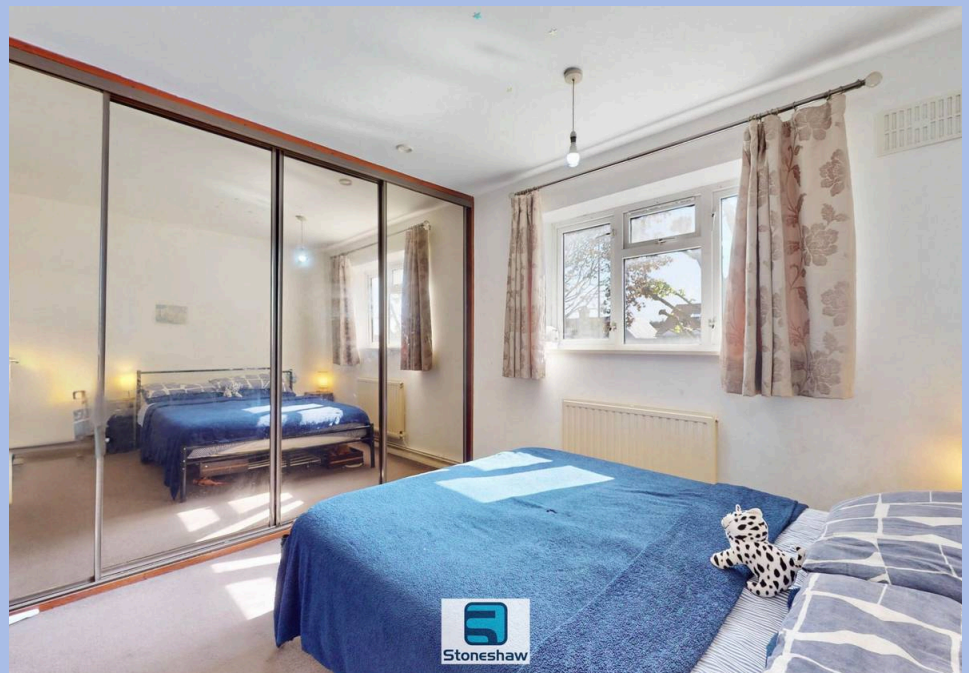
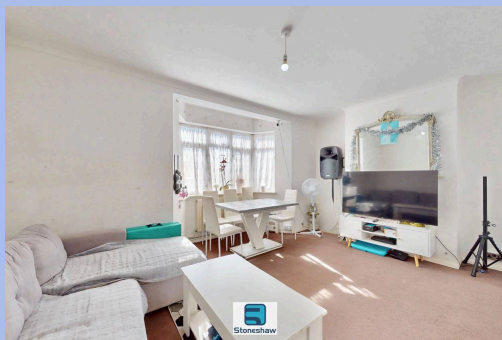
Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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**Hallway**

Fitted carpet, security entrance phone, doors to all rooms.

**Kitchen**

12' 2" x 7' 11" (3.71m x 2.41m)

Eye and base level units, marble effect work tops, wall mounted gas boiler, space and plumbing for washing machine, cooker and fridge freezer, double glazed window to front aspect.

**Living Room**

15' 9" x 10' 11" (4.79m x 3.32m)

plus bay window recess. Fitted carpet, radiator, double glazed bay window to front aspect.

**w/c**

Low level w/c, double glazed window to rear aspect.

**Bathroom**

Panel enclosed bath, wash hand basin, radiator, ceramic tiled splash backs, vinyl floor, double glazed window to rear aspect.

**Bedroom 1**

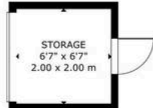
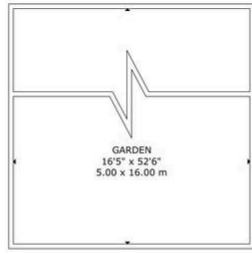
12' 4" x 10' 11" (3.77m x 3.32m)

Fitted carpet, radiator, double glazed window to front aspect.

**Bedroom 2**

12' 3" x 8' 11" (3.73m x 2.72m)

Fitted carpet, radiator, double glazed window to rear aspect.

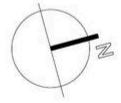


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 TOTAL: 66 m<sup>2</sup>/711 sq.ft  
 FIRST FLOOR: 66 m<sup>2</sup>/711 sq.ft  
 EXCLUDED AREAS: GARDEN: 80 m<sup>2</sup>/861 sq.ft STORAGE: 4 m<sup>2</sup>/43 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROUND FLOOR



You can include any text here. The text can be modified upon generating your brochure.