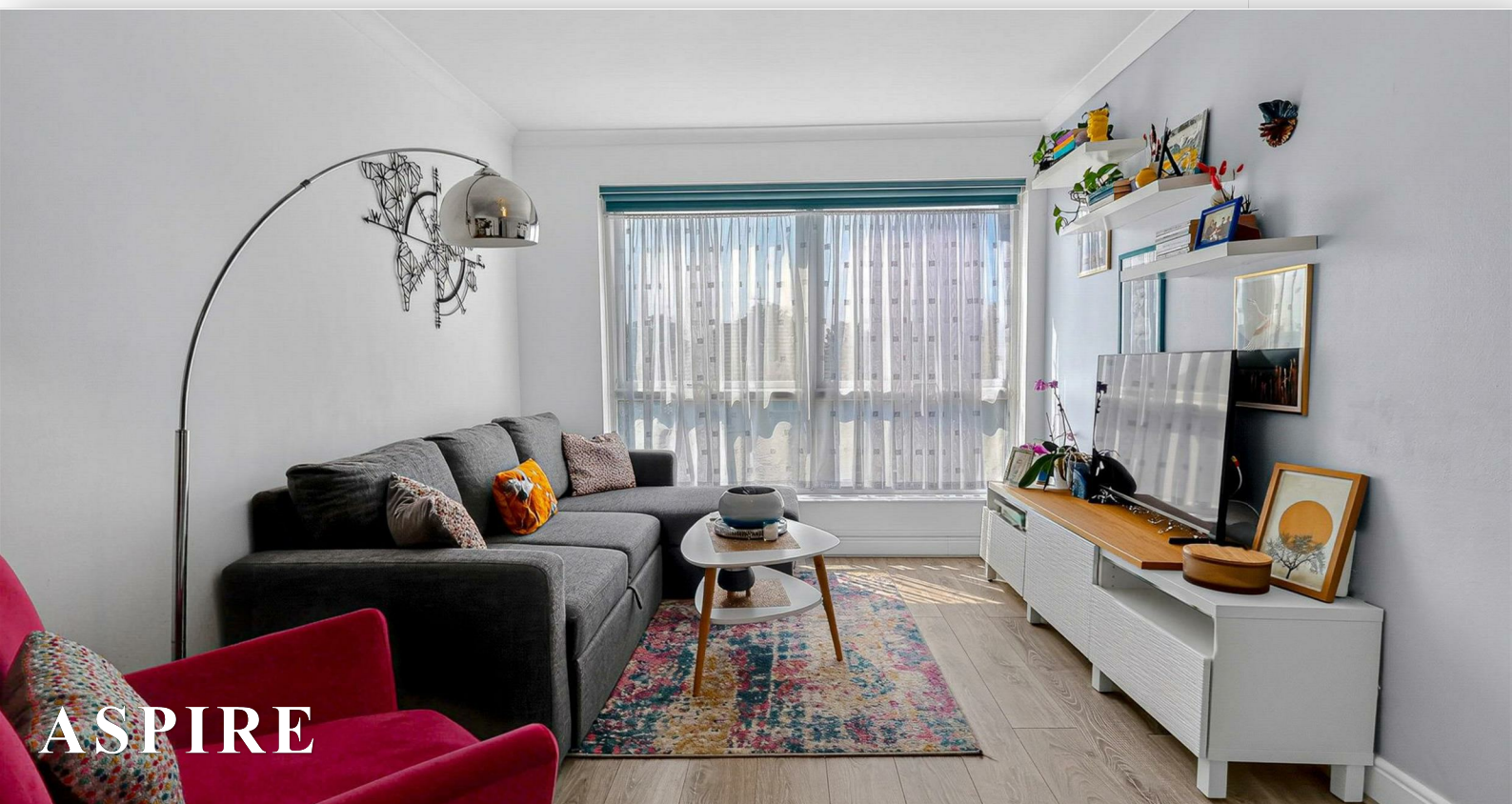


*To arrange a viewing contact us
today on 01268 777400*



Church Street, Dagenham Offers in excess of £225,000

**** WELL PRESENTED **** SECOND FLOOR **** DOUBLE BEDROOM ****

We are delighted to bring to the market this ONE BEDROOM second floor flat situated within this popular part of Dagenham and being ideally situated for access to various train stations, and the A13 Southend to London trunk road and the A406 North Circular.

The property itself is WELL PRESENTED with the seller having updated the bathroom in the last couple of years. Other benefits include ample storage, good sized lounge, central heating and communal areas. Only by viewing can this property be fully appreciated and we would therefore recommend viewing at your earliest convenience to avoid certain disappointment. Call the sales team today....

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Communal Hallway

Inner Hall

Built In Storage Cupboard/Study Area

Lounge

14'9 x 9'8 (4.50m x 2.95m)

Kitchen

9'1 x 8'3 (2.77m x 2.51m)

Bedroom

10'9 x 10'7 (3.28m x 3.23m)

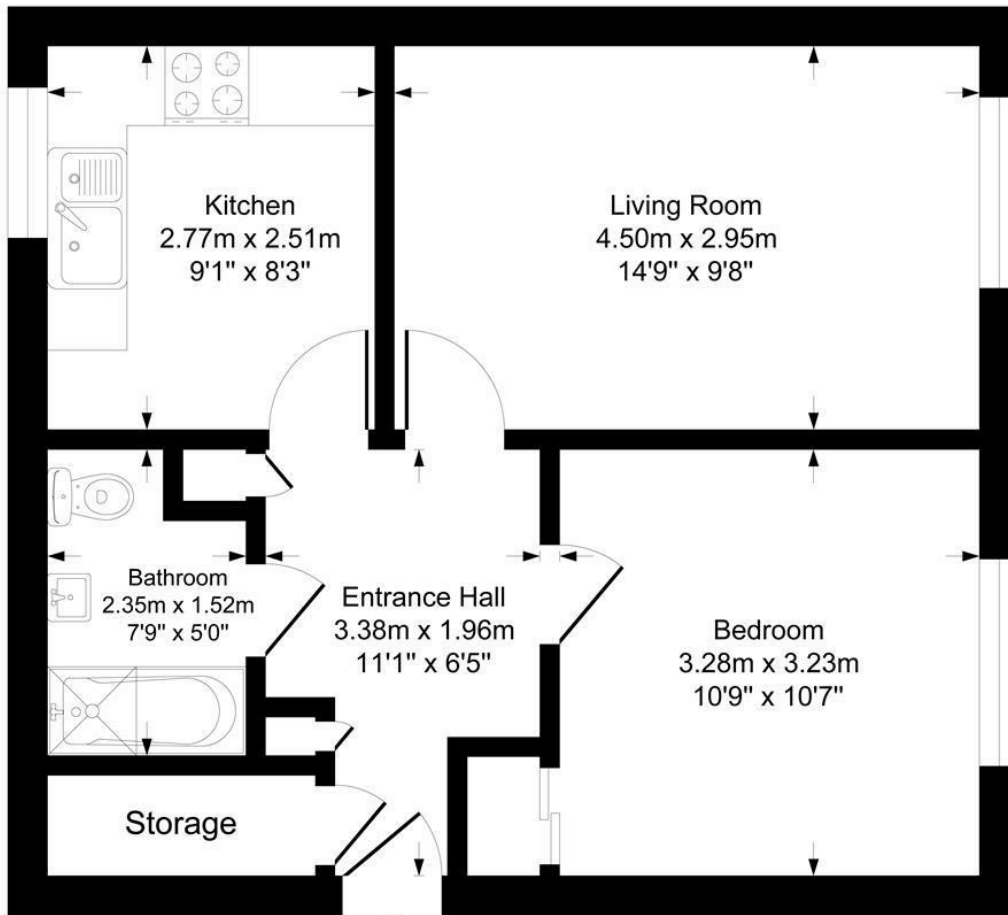
Bathroom

7'9 x 5'0 (2.36m x 1.52m)

Communal Area

Church Street

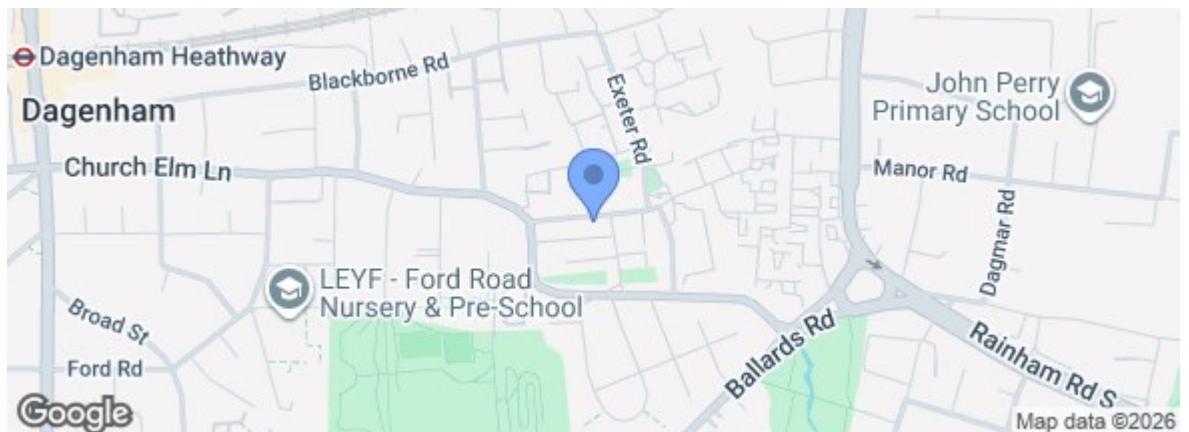
Approximate Gross Internal Floor Area = 45.6 sq m / 492 sq ft



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	70
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.