



LEASEHOLD

Apartment

# HONEY CLOSE, DAGENHAM, RM10 8TF

Asking Price

## £195,000

### FEATURES

- \*\*\*CHAIN FREE\*\*\*
- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- ELECTRIC HEATING & DOUBLE GLAZING
- \*\*NEW LEASE\*\*
- LOUNGE/DINER
- MODERN BATHROOM
- TOP FLOOR APARTMENT - 2nd Floor



# 1 Bedroom Apartment located in Dagenham

Steps are delighted to offer for sale this CHAIN FREE one bedroom TOP FLOOR (2nd) purpose built apartment located in Dagenham East and therefore within easy access of local shopping and transport facilities. The property consists of a lounge/diner, fitted kitchen with built in oven and hob and a modern bathroom suite. With added benefits to include a NEW LEASE, Electric heating and uPVC double glazing. This property would make an ideal first time purchase!!

## Entrance

Via communal security door. Staircase to 2nd floor. Private door to

## Hallway

Tiled flooring. Entry phone system. Built in airing cupboard. Access to loft. Doors to

## Lounge/Diner

14'0" x 10'2"

Laminate effect wood flooring. Spot lights. Electric heater. uPVC double glazed window to rear. Door to kitchen

## Kitchen

10'10" x 5'10"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs, Built in oven and hob with extractor over. Spaces for washing machine and fridge freezer. Tiled flooring. Spot lights. uPVC double glazed window to rear.

## Bedroom One

12'6" x 10'0"

uPVC double glazed window to front. Laminate effect wood flooring. Electric heater.

## Bathroom

7'3" x 5'8"

Panel enclosed bath with shower over. Inset wash hand basin with mixer taps and storage under. Low level WC. Tiled walls and flooring. Extractor fan.

## External

Communal gardens and parking

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Call us on

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[www.steps.me.uk](http://www.steps.me.uk)

Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

