

LEASEHOLD



Apartment

# DAGENHAM ROAD, DAGENHAM, RM10 7UD

Offers In Excess Of  
**£250,000**

## FEATURES

- \*\*\*CHAIN FREE\*\*\*
- Two Bedrooms
- Kitchen/Diner
- Gas Central Heating
- Top Floor Apartment (2nd)
- Lounge
- Modern Four Piece Bathroom
- Double Glazing



**STEPS**  
Estate Agents

# 2 Bedroom Apartment located in Dagenham

## Entrance

Via communal security door. Communal staircase to 2nd floor (TOP). Private door to

## Hallway

Laminate effect wood flooring. Radiator. Built in storage cupboard. Doors to

## Lounge

10'5" x 8'11"

uPVC window to front. Laminate effect wood flooring. Radiator.

## Kitchen/Diner

10'5" x 8'11"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl single drainer sink unit with mixer taps. Tiled splash backs. Built in oven and hob with stainless steel canopy extractor over. Integrated dishwasher and washing machine. Cupboard housing boiler. Radiator. Laminate effect wood flooring. uPVC window to rear.

## Bedroom One

11'11" x 11'3"

uPVC window to front. Radiator. Laminate effect wood flooring.

## Bedroom Two

12'2" x 8'10"

uPVC window to rear. Radiator. Laminate effect wood flooring.

## Bathroom

9'8" x 5'6"

Panel enclosed bath with mixer taps and shower attachment. Corner shower cubical. Low level WC. Inset wash hand basin. Tiled walls and flooring. Chrome effect wood flooring. Two obscure glazed uPVC window to rear.

## Outside

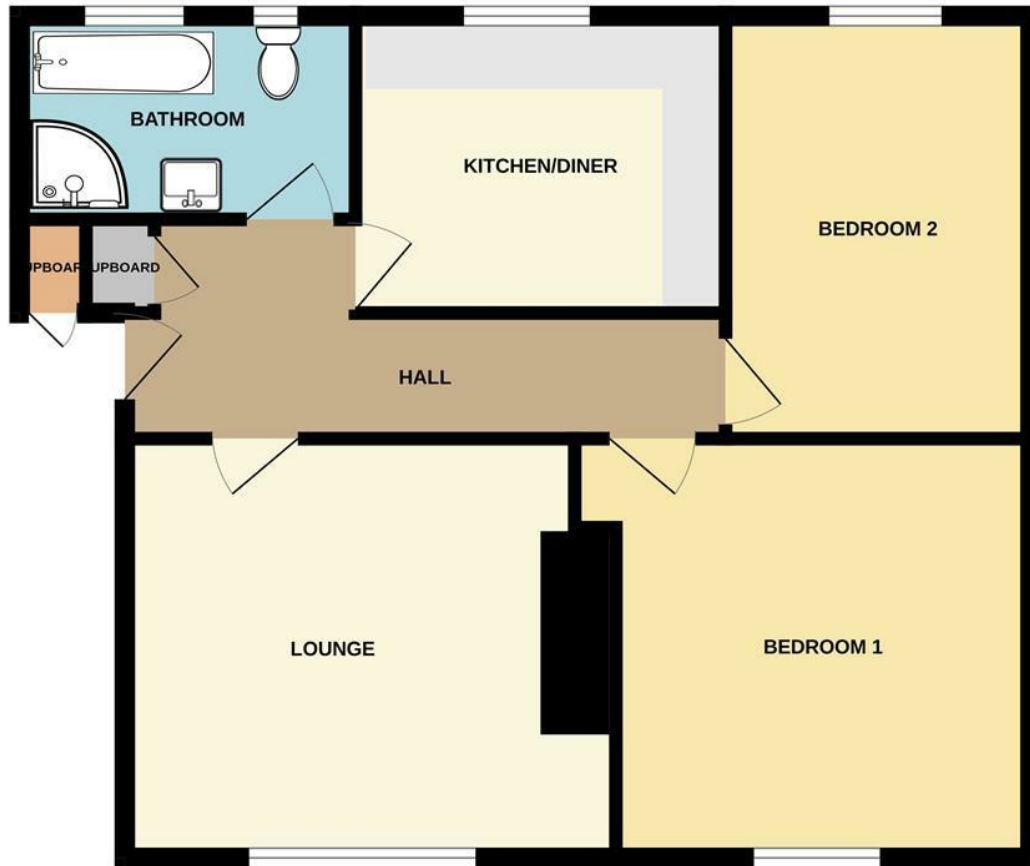
Communal gardens.

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

**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

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

**Council Tax Band**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 58      | 66        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| 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.

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