

Neale Court Berengers Place, Dagenham

£250,000 Leasehold

CHAIN FREE • 2 Double Bedrooms • Allocated Parking Space • Approximate 100 Year Lease Remaining • Gas Central Heating • 2nd Floor (Top Floor) • Double Glazed • Open Plan Living Room & Kitchen • Easy Access To Becontree Station • 103 Years Remaining On The Lease



Chain free top floor 2 bed flat with open plan living, modern bathroom, gas heating, double glazing, parking, 100 year lease, near Becontree Station and amenities. Great for first timers or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Hall

Laminate flooring, flat plastered ceiling and walls, security entrance phone, radiator, 2 built in cupboards, doors to bedrooms, bathroom and living room.

Bedroom 1

12' 2" x 9' 10" (3.71m x 3.00m)

with 1st measurement plus wardrobe recess. Laminate floor, flat plastered ceiling and walls, radiator, built in wardrobes, double glazed window to rear aspect.

Bedroom 2

12' 3" x 9' 5" (3.74m x 2.86m)

narrowing to 2.12m. Laminate flooring, flat plastered ceiling and walls, radiator, double glazed windows x 2 to front aspect.

Bathroom

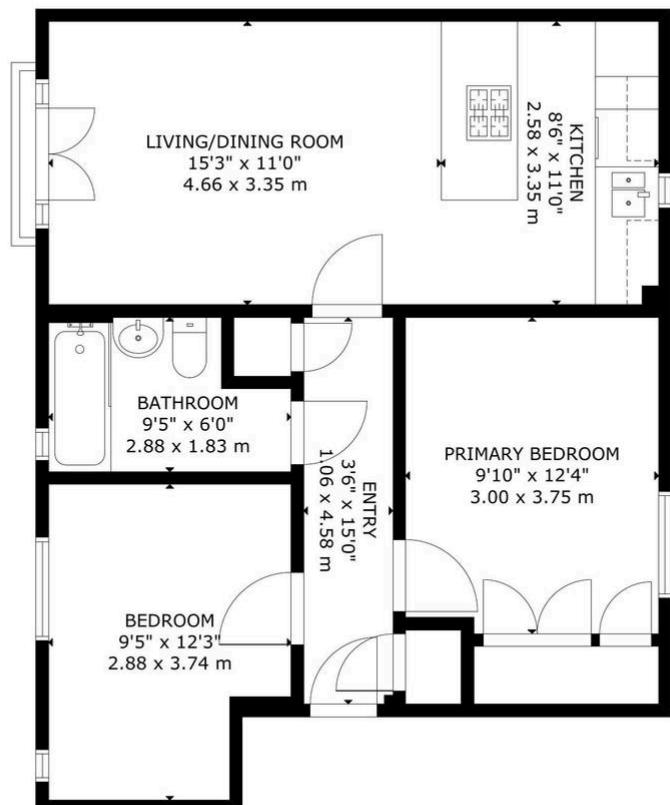
9' 4" x 5' 10" (2.85m x 1.79m)

with first measurement narrowing to 2.03m. 3 piece suite comprising low level w/c, wash basin, panel enclosed bath with built in shower, ceramic tiled splash backs, vinyl floor, radiator, flat plastered walls and ceiling with spot lights, double glazed obscure window to front aspect.

Open Plan Living Area/Kitchen Area

23' 5" x 10' 11" (7.14m x 3.34m)

Living Area - Laminate floor, flat plastered ceiling and walls, radiator, double glazed Juliette style balcony doors. Open plan to kitchen area Kitchen Area - Eye and base level units, rolled edge work tops and breakfast bar, 1 1/2 bowl sink with mixer tap, built in fridge freezer, oven and gas hob. Space and plumbing for washing machine. Ceramic tiled splash backs, vinyl floor, flat plastered ceiling with spot lights, radiator, double glazed window to rear aspect.



SECOND FLOOR

GROSS INTERNAL AREA
TOTAL: 61 m²/655 sq ft
SECOND FLOOR: 61 m²/655 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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