

Roberts Place, Dagenham

offers in excess of £260,000 Leasehold

CHAIN FREE • Excellent Condition • Separate Kitchen & Living Room • 2 Balconies • Recently Fitted Boiler With Warranty • Allocated Parking Space • Top Floor (3rd Floor) • Approximate 102 Year Lease • Walking Distance To Heathway Station & Shops • Ideal 1st Home Or Buy To Let Property



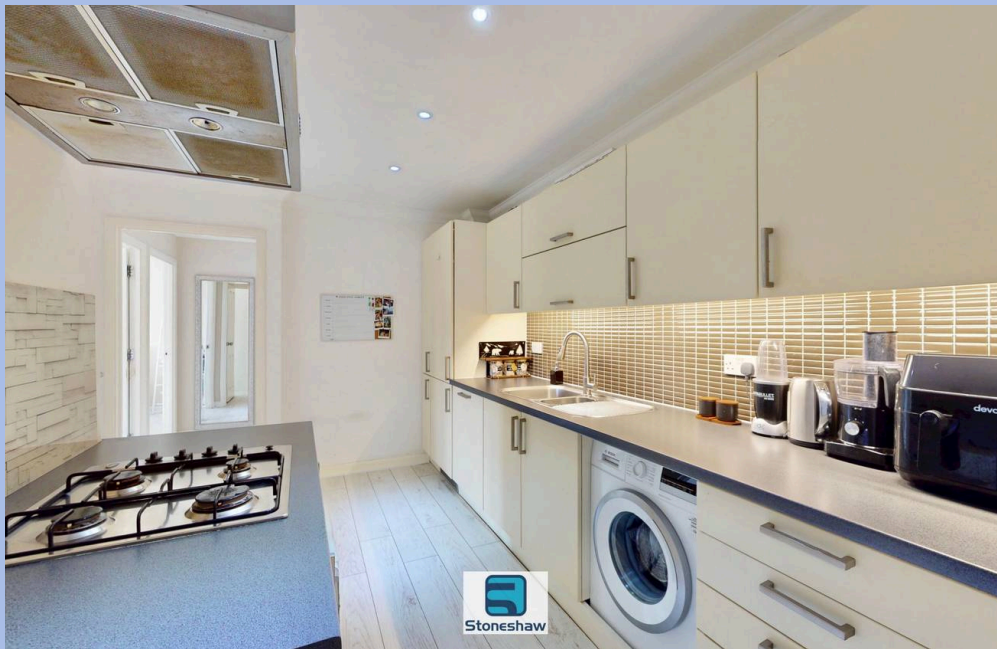
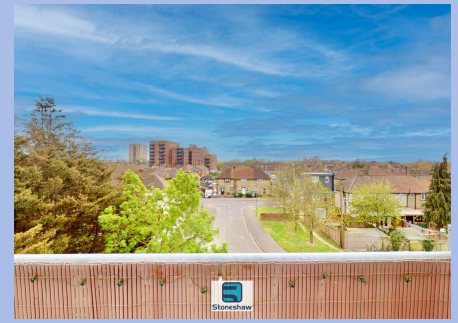
Chain free two-bed top floor flat with two balconies, modern kitchen, allocated parking, 102-year lease, boiler with warranty, near Heathway Station and shops, separate kitchen and living room.

Council Tax band: C

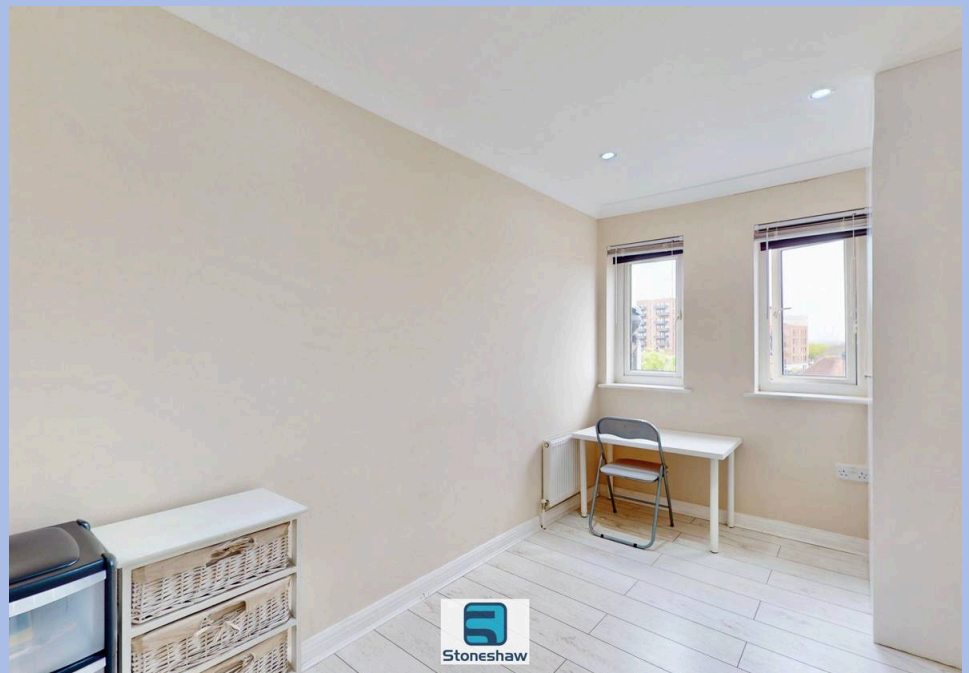
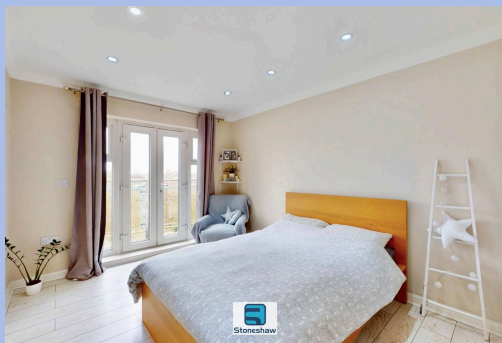
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Hallway

L shaped hallway with laminate flooring, flat plastered walls and ceiling with spot lights, radiator, 2 built in storage cupboards.

Bathroom

7' 6" x 6' 0" (2.28m x 1.82m)

3 piece suite comprising low level w/c, wash basin in vanity unit, panel enclosed bath with built in shower, heated towel rail, vinyl floor tiles, ceramic tiled splash backs, flat plastered walls and ceiling with spot lights.

Bedroom 1

12' 2" x 9' 9" (3.72m x 2.97m)

with 1st measurement plus wardrobe recess. Laminate floor, radiator, flat plastered walls and ceiling with spot lights, built in wardrobe, double glazed doors to balcony.

Bedroom 2

12' 2" x 6' 10" (3.72m x 2.09m)

Laminate flooring, radiator, flat plastered walls and ceiling with spot lights, built in cupboard housing gas boiler, double glazed windows x 2 to front aspect.

Kitchen

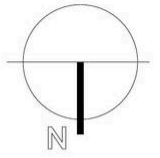
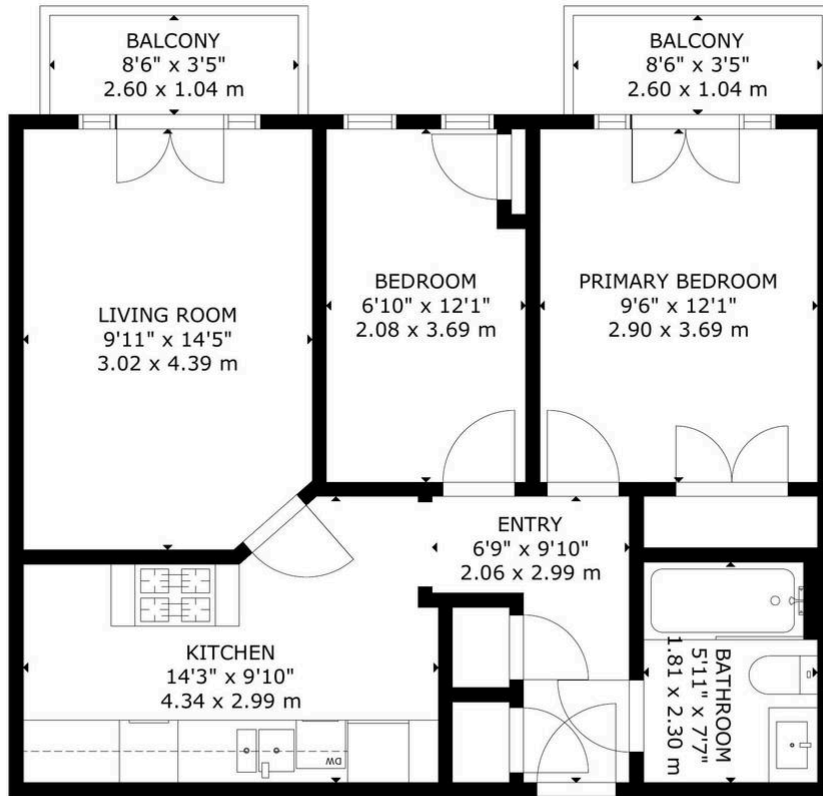
14' 0" x 9' 10" (4.27m x 2.99m)

narrowing to 2.29 m. Eye and base level units, granite effect work tops, fitted appliances including fridge freezer, dish washer, washing machine, oven and a gas hob with extractor, 1 1/2 bowl sink with mixer tap, ceramic tiled splash backs, laminate floor, flat plastered walls and ceiling with spot lights, door to living room.

Living Room

14' 3" x 9' 11" (4.35m x 3.01m)

Laminate flooring, flat plastered walls and ceiling with spot lights, radiator, fitted wardrobes and built in folding bed unit, double glazed doors to 2nd balcony.



GROSS INTERNAL AREA
 TOTAL: 57 m²/610 sq ft
 THIRD FLOOR: 57 m²/610 sq ft
 EXCLUDED AREAS: BALCONY: 5 m²/58 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

THIRD FLOOR



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