



**Castle Court, Dagenham, RM9  
NO ONWARD CHAIN**

**Guide Price: £250,000 - £275,000**

# Castle Court, Dagenham, Essex

## Property Details:

Modern, Stylish 2 bedroom ground floor Apartment located in the popular area of Dagenham. Welcome to this lovely, well maintained 2 bedroom Ground Floor apartment. The property offers 2 bedrooms, one double, one large single. Open plan lounge/diner with fitted kitchen and a modern family bathroom. Close to good schools, shops, transport links and easy access to three Train Station for trains into London. Excellent first home or buy to let. Currently let at £1600pcm. Option for investor looking for instant income.

## Ground Floor Flat:

**Entrance to flat from communal Hallway.**

**Hallway:** 16'0" x 10'7" > 7'4". Staggered hallway giving access to the lounge/dining room. Bathroom and both bedrooms. Fitted carpet. Smooth ceiling. Modern décor. Storage cupboard that houses hot water tank.

**Lounge area:** 15'2" x 13'5" < 19'10" into kitchen area. Wood flooring, 2 Double glazed Bay Style windows to front and to the side. Smooth ceiling. Modern décor. Radiator.

Open plan to kitchen area:-

**Kitchen area:** 11'0" x 6'5"  
Modern fitted kitchen with a range of wall and base units. Integrated microwave, fridge/freezer, washing machine, oven, hob with extractor over. 1 ½ bowl sink with drainer and mixer tap. Wood flooring. Smooth ceiling. Neutral décor. Double glazed window to side aspect.

**Bathroom:** 8'11" x 5'5"  
Modern bathroom with three piece white suite. Panel bath with shower over and mixer tap. Low level W.C. & hand basin with build under storage. Tiled floor and half tiled splash back to walls. Extractor fan and wall heater. Neutral décor.

**Bedroom 1:** 16'5" x 11'10"  
2 Double glazed windows to side and rear aspect. Fitted carpet. Electric radiator. Smooth ceiling. Modern décor.

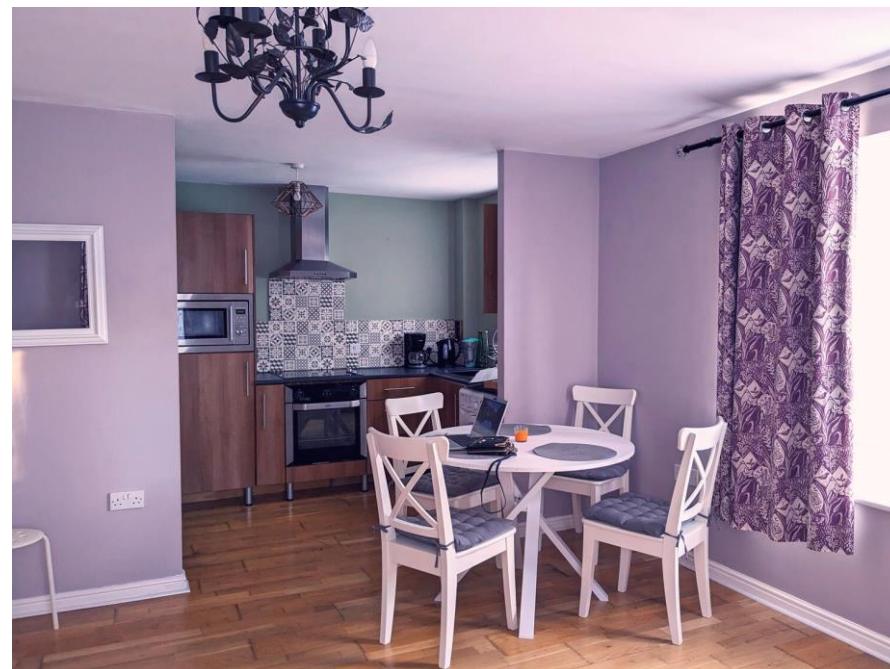
**Bedroom 2:** 12'1" x 5'9"  
Double glazed window to side aspect. Electric radiator. Fitted carpet. Modern décor.

## Outside:

**Parking:**  
To the rear is a private carpark with one permit space. There is an option for an additional visitor parking permit, ask for details.

**Council Tax Band:** C

**Lease:** 103 years remaining. **Ground Rent:** £250 pa  
**Service charge:** £280 pcm



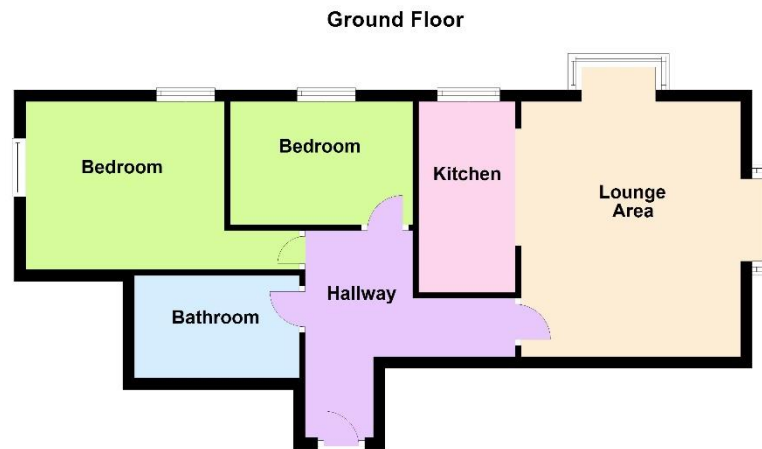
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- 2 Bedrooms
- Fitted Kitchen
- Open plan to Lounge/diner
- Modern Bathroom
- Double glazing
- Ground Floor Property
- Parking Space, permit for 1 vehicle
- Quiet location, close to amenities, transport
- Excellent first home or buy to let
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Keller Williams - Property Giant**  
 3 Robjohns Road,  
 Chelmsford, Essex, CM1 3AG

T: 07532 164364  
 E: [jenni.dawson@kwuk.com](mailto:jenni.dawson@kwuk.com)  
[www.kwuk.com](http://www.kwuk.com) – [www.rosedawson.co.uk](http://www.rosedawson.co.uk)

**Disclaimer**  
 Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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