



ASHTON & PERKINS

RAINHAM ROAD NORTH, DAGENHAM

ASKING PRICE OF £300,000





We are delighted to offer this spacious and modern two bed two bath apartment with parking just a moments walk from central park and positioned perfectly for local amenities, plus just over a mile to Chadwell heath and Dagenham East train stations. Having been maintained to a very high standard by the current owners the property provides the feel of a brand new build still! With 244 years remaining on the lease and lots more benefits it must be viewed

From the street, a security entrance leads to a spacious communal lobby, a further security door and lifts to the flat.



Entering the flat into the hallway which is spacious and modern offering neutral decor, laminate flooring, 2 built in storage cupboards including plumbing for washing machine / dryer, radiator and ceiling lighting.

Kitchen / Living room 6.4m x 4.6m max
A light and spacious room providing ample space for living and dining furniture whilst offering access to a large balcony measuring over 6 meters. The large fully equipped kitchen with more than average units / storage offers under unit lighting, double sink drainer, built in fridge freezer and dishwasher, mid level oven and



microwave with electric hob and extractor over. Neutral decor, spot light fittings, laminate flooring, radiator, door to balcony and double glazed upvc windows.

Bedroom 1; 4.2m x 3.9m max

A good size double bedroom with ensuite, built in wardrobes and double glazed window providing ample natural light. Modern decor, radiator, carpeted flooring, ceiling lighting

Ensuite;

Large ensuite with part tiled walls and fully tiled flooring. 3 piece suite consisting of fully tiled shower cubicle with mains shower, w/c and wash hand basin. Large mirrored wall cabinet and chrome heated towel rail.

Bedroom 2; 5.1m x 2.8m

Bedroom 2 is another double bedroom with upvc double glazed window providing natural light. Carpeted flooring, radiator, ceiling lighting, ample space for bed and furnishings

Bathroom;

Another very good size bathroom with part tiled walls and fully tiled flooring. 3 piece suite consisting of panelled bath with mains shower over and shower screen, w/c and wash hand basin. Large mirrored wall cabinet and chrome heated towel rail.

Outside; One allocated space within a Secure gated car park

EPC - B

Council tax band - C

Lease - 244 years remaining

Ground rent - £300 per annum

Service charge - approx £3584 per annum

Mobile phone signal - data from Ofcom

EE, 3, O2, Vodafone - all likely

Broadband signal - data from Ofcom

Standard - Download 6 mbps, Upload 0.7 mbps

Superfast - Download 71 mbps, Upload 20 mbps

Ultrafast - Download 1000 mbps, Upload 220 mbps





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