



Anglia Court, Spring Close, Dagenham, RM8 1SW Offers In Excess Of £123,000

Situated on the doorstep of Chadwell Heath Station, the main High Road and all local facilities, is this
ONE BEDROOM GROUND FLOOR OVER 55'S PURPOSE BUILT FLAT.
Maintained to a good standard and beautifully kept communal gardens, this flat is a lovely buy!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	71	72
EU Directive 2002/91/EC		



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AGENTS NOTE: "We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them."

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

020 8599 2323

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GROUND FLOOR:

Communal Entrance Hall:

Entrance via communal entrance door with entry phone system.

Own front door leading to flat:

Entrance Hall:

Laminate floor. Entrance into lounge, bedroom and wet room. Storage cupboard.

Lounge

17'8 x 10'8

Wood frame double glazed square bay window. Laminate flooring. Smooth walls to coved and smooth ceiling.

Archway leading to Kitchen:

Kitchen:

8' x 5'9

Range of floor and wall mounted units. Tiled splash backs. Rolled edge work surfaces. Stainless steel sink unit with single drainer and mixer taps. Space for fridge/freezer. Built-in electric hob and oven (untested).

Bedroom:

11'7 x 9'3 to built-in wardrobes

Built-in wardrobes with mirror sliding doors. Smooth walls to ceiling. Laminate flooring.

Wet Room

Wall mounted shower unit with carer doors. w.c. and sink with mixer taps. Non slip flooring. Fully tiled walls.

EXTERIOR:

Communal Gardens

Attractive well kept.

FACILITIES:

Communal Lounge

Communal Laundry

