



## Sapphire Close, DAGENHAM, RM8 1UF £240,000

GUIDE PRICE £240,000 - £250,000

NO ONWARD CHAIN. Located in the London Borough of Redbridge, we are pleased to offer for sale this TWO BEDROOM PURPOSE BUILT FIRST FLOOR FLAT. The accommodation comprises of a lounge/diner, kitchen and bathroom suite. The property is ideal for first time buyers and buy to let investors. Call now to arrange your viewing.



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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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link to our  
website

**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

www.ashtonestateagents.co.uk

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**GROUND FLOOR**

**Entrance**

Via communal door with entry phone system. Stairs to first floor.

**FIRST FLOOR**

**Entrance**

Via own front door into hallway.

**Hallway**

Entry phone system. Storage cupboard. Laminate wood effect flooring. Access to lounge/diner, bedroom one and two and bathroom suite.

**Lounge/Diner**

18'2 x 10'3

Double glazed window. Dado rail. Electric heater. Laminate wood effect flooring. Access to kitchen.

**Kitchen**

8'1 x 7'6

Double glazed window. Range of high gloss fitted wall and base units. Stainless steel sink bowl. Space for cooker. Stainless steel chimney style extractor hood. Plumbing for washing machine. Space for fridge/freezer. Tiled splash back walls. Tiled flooring.

**Bedroom One**

11'0 x 8'4

Double glazed window. Electric heater. Access to dressing area.

**Dressing Area**

**Bedroom Two**

11'0 x 5'9

Double glazed window. Electric heater.

**Bathroom**

Double glazed obscure window. Bath. Electric shower. Pedestal wash hand basin. Low flush wc. Airing cupboard housing water tank. Tiled walls. Tiled flooring.

**LOCATION**

Ideally located for Chadwell heath town centre. Green Lane and Chadwell heath shopping facilities. Chadwell Heath and Goodmayes mainline stations with the arrival of crossrail, numerous bus routes, excellent road links, schools and all general amenities.

