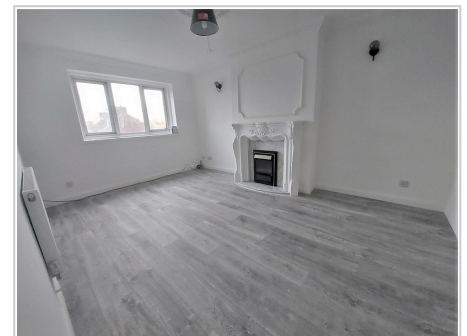
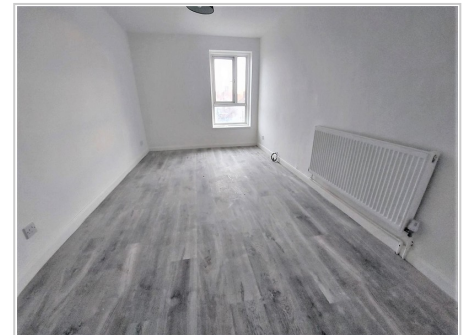


Aidan Close,  
Dagenham,  
Essex.  
RM8 3LE

1,600 Monthly \*



- Modern White Gloss Kitchen
- Appliances Included
- Open Plan Living Room
- Modern Shower Room Wc
- 2 Double Bedrooms
- Wood Floors Throughout
- Electric Central Heating System
- Double Glazed
- Great Location



**Ref: PRA10400**

Viewing Instructions: Strictly By Appointment Only

## General Description

STUNNING 2 DOUBLE BEDROOM FLAT: Spacious throughout and finished to and very high standard, Just off Wood Lane Dagenham Must Be Viewed CALL NOW

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## Accommodation

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### Entrance

Via communal security door and stairs leading to the first floor

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### Hallway

Storage cupboard, entry system and radiator

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### Kitchen / Living Room (21' 7" x 8' 10") or (6.58m x 2.70m)

Brand new range of white wall and base units with brand new integrated appliances, open plan to living room with double glazed window, new tiled flooring

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### Bedroom (15' 4" x 10' 6") or (4.67m x 3.21m)

Double glazed window, new tiled flooring radiator

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### Bedroom (9' 7" x 8' 11") or (2.93m x 2.71m)

Double glazed window, new tiled floors radiator

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### Shower Room Wc (6' 6" x 4' 4") or (1.99m x 1.33m)

Double glazed window, brand new suite comprising a walk in shower cubicle, vanity unit wash hand basin and low level wc, radiator

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## Services

EPC Rating:81

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*