



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	61	71
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	63	72
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Coopers Close, Dagenham

### £190,000 Leasehold

- ONE DOUBLE BEDROOM
- FIRST FLOOR FLAT
- GOOD CONDITION THROUGHOUT
- WITHIN A MILE OF TWO STATIONS
- COMMUNAL PARKING
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN



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## GROUND FLOOR

### Communal Entrance

Via security phone entry system, stairs to:

## FIRST FLOOR

### Front Entrance

Front entrance via composite door into:

### Hallway

Large built in storage cupboard, wood grain effect laminate flooring.



### Bedroom

3.95m x 3.0m (13' 0" x 9' 10") Double glazed windows to front, electric heater to front, wood grain effect laminate flooring.

### Bathroom

Panelled bath with shower attachment, low level flush WC, hand wash basin inset within base units, chrome hand towel radiator to side, tiled walls, non-slip vinyl flooring.



### Lounge

7.61m x 3.76m (25' 0" x 12' 4") > 3.19m (10' 6") Double glazed windows to front, storage heater, wood grain effect laminate flooring.



### Kitchen

2.32m x 1.75m (7' 7" x 5' 9") Double glazed window, range of matching wall and base units, laminate work surface, inset sink and drainer, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, tiled splash backs, non-slip vinyl flooring.



