



14 Moore Crescent, Dagenham. RM9 4XP.



PRICE  
£200,000  
To  
£225,000

### Transport Information

Upney Station for the District Line is 0.5 miles away which is about 15 minutes walk or a short bus ride.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	58
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Two Bedroom 2nd Floor Flat
- 109 Year Lease
- Large Kitchen / Diner
- Double Glazed & Gas Central Heating
- Property will be cleaned and painted when tenant leaves



These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.



## 14 Moore Crescent, Dagenham. RM9 4XP.

Guide Price: £200,000 to £225,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Fantastic Opportunity! Located in a secluded purpose-built block in Dagenham is this two-bedroom second floor flat.

The home has a large kitchen with room for dining table, and a small balcony area, that would be ideal for some cooking herbs. The reception room is large and spacious and currently being used as a bedroom, then there are the two double bedrooms and a family bathroom. There is also a very large storage cupboard in the hallway with built in shelves.

Noteworthy that the property will be cleaned and painted once the tenant moves out.

The property does require modernisation, but it has a lot of potential to be made into a great home or investment opportunity. Within close proximity to the home there are Primary and Secondary schools all with good OFSTED reports and transport links are also good with A13, A406, and M11 within a short drive.

For local amenities there are a few local shops close by and Barking Town Centre, with the Vicarage Fields Shopping Centre, which is a mini shopping mall, is a stone's throw away which has all the big High Street names as well as big brand shopping centres like Asda. Upney Station is close by giving quick access into London via the District line, and Barking Station is a short hop for the C2C, Overground, and District and Hammersmith & City lines. Not to mention that you have the vast green spaces of Mayesbrook Park and lakes just round the corner!

This property definitely requires viewing to see the full potential, so call us now!

Lease: 109 years  
Service Charge: £1000 P/A  
Ground Rent: £10 P/A

Council Tax Band: A

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](http://astonfox.com)

Maximum Council Tax Fee Payable: £1,261.81

### What the owner says...

This flat has always been a great investment for me and would make a great first home.



### Accommodation

#### Reception Room

13' 1" x 12' 7" (3.99m x 3.84m)

#### Kitchen

13' 5" x 9' 4" (4.09m x 2.84m)

#### Bedroom One

12' 4" x 7' 5" (3.76m x 2.26m)

#### Bedroom Two

11' 11" x 8' 2" (3.63m x 2.49m)

#### Bathroom

7' 5" x 5' 8" (2.26m x 1.73m)

#### Storage

6' 10" x 4' 4" (2.08m x 1.32m)

