

£250,000 Leasehold

Flat Forty Four Hearn House, Merriellands Crescent, Dagenham, London RM9 6FN



- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Communal Garden and Roof Terrace
- Approx. 540 Sqft Gross Internal Area
- Stylish Bathroom
- Balcony
- Very Long Lease

GENERAL DESCRIPTION

A good-sized, one-bedroom apartment on the fifth floor of this recently-constructed development. The property has a twenty-one-foot reception room with attractive flooring and a glazed door that leads out onto an west-facing balcony. The kitchen is open plan and features sleek, handle-less units and integrated appliances. There is a spacious bedroom and a stylish bathroom. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Hearn House is located just south of Merriellands Retail Park and only a short walk from Dagenham Dock Station (C2C into Ferchurch Street). Dagenham Heathway Station (District Line) is also within easy reach.

Tenure: Leasehold (990 years from 11/03/2022).

Service Charge: £161.46 per month (subject to annual review).

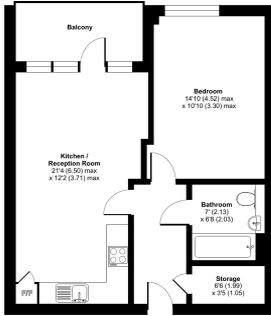
Council Tax: Band B, London Borough of Barking & Dagenham.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

Merrields Crescent, Dagenham, RM9

Approximate Area = 540 sq ft / 50.1 sq m
For verification only - Not to scale



FIFTH FLOOR

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DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception

21' 4" max. x 12' 2" max. (6.50m x 3.71m)

Kitchen

included in reception measurement

Balcony

Bedroom

14' 10" max. x 10' 10" max. (4.52m x 3.30m)

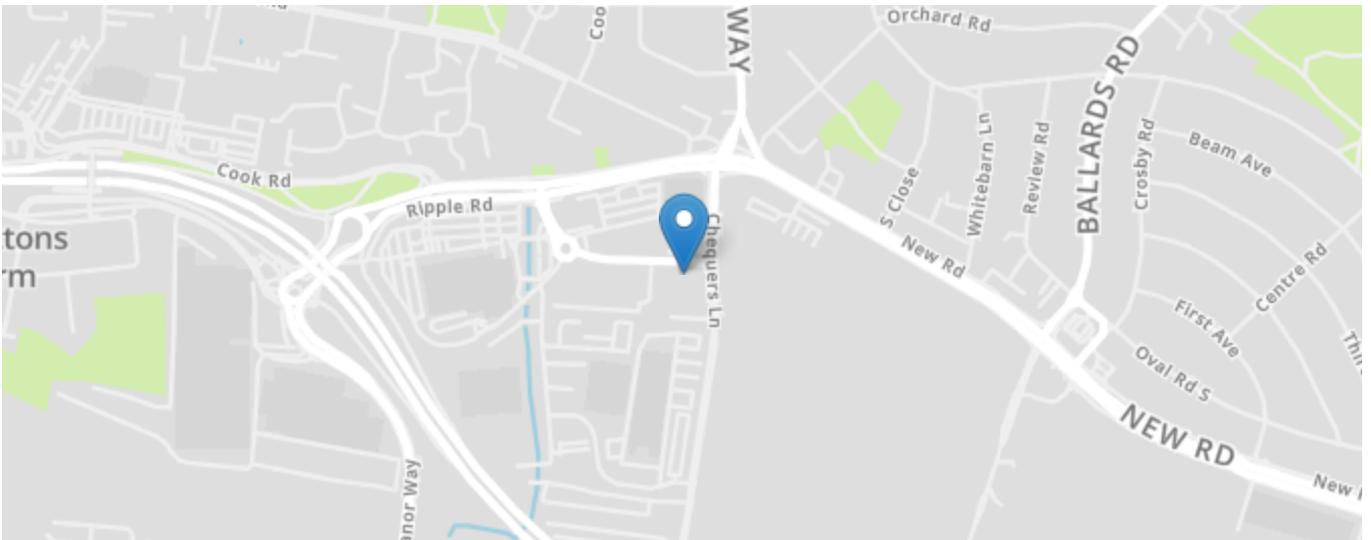
Bathroom

7' 0" max. x 6' 8" max. (2.13m x 2.03m)

Built-In Cupboard

6' 6" x 3' 5" (1.99m x 1.05m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.