



## FLAT , PEVEREL HOUSE, STOUR ROAD, DAGENHAM

Two Bedroom First Floor Flat | Let For £1500 PCM | Recently Refurbished | Residents Parking | Lift Access | Security Entryphone System | End Of Chain|

**£240,000** Leasehold | 2 bedroom flat for sale



CHARLES STRATTON  
ESTATE AGENTS



Purpose built Two bedroom first floor flat which has been recently refurbished to a good specification and is being offered with no onward chain. Internal viewing comes highly recommended.

Council Tax Band: A  
Tenure: Leasehold (105 years)  
Service Charge: £160 per month

Bedroom 1 w: 2.97m x l: 3.96m

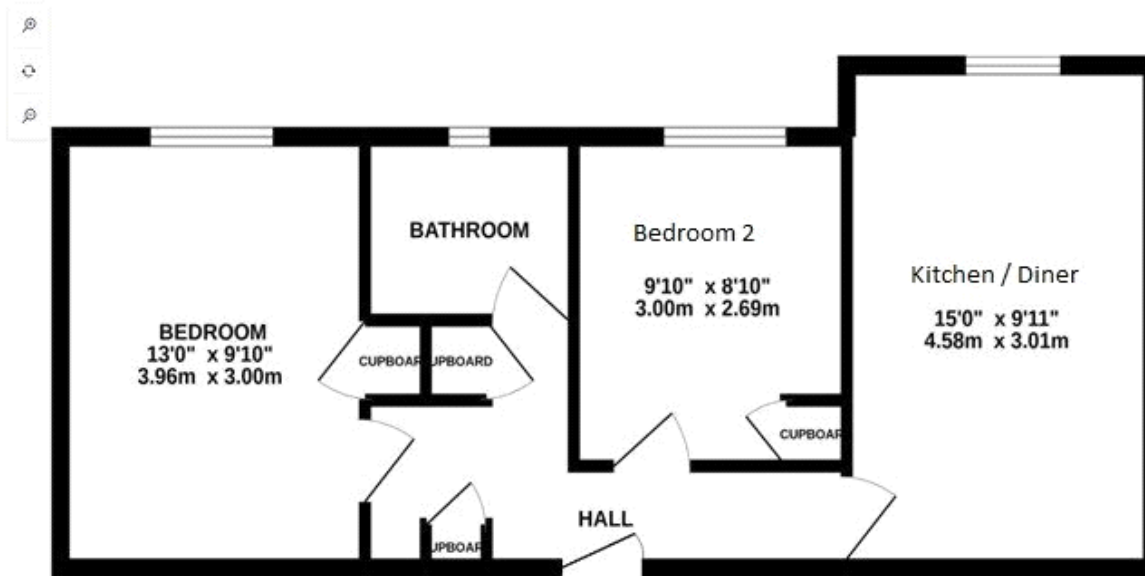
Bathroom w: 1.68m x l: 2.13m

Kitchen/Family Room w: 3m x l: 4.57m

Bedroom 2 w: 2.67m x l: 3m







Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
192-190k <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	59 63
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
 Charles Stratton Estates Ltd  
 192 Main Road, Gidea Park, Romford RM2 5HA  
 Tel: 01708 726 817 Email: [sales@charlesstratton.co.uk](mailto:sales@charlesstratton.co.uk) Website: [www.charlesstratton.co.uk/](http://www.charlesstratton.co.uk/)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.