HUNTERS®

HERE TO GET *you* THERE



34 Ager Avenue

Dagenham, RM8 1EF

£275,000

2 | 1 | 1 | C

Welcome to this charming two-bedroom top floor purpose-built apartment located on Ager Avenue in the highly sought-after area of Dagenham, RM8. This well-presented flat offers a delightful living space, perfect for first-time buyers or as an investment opportunity.

Upon entering, you will find a spacious open plan kitchen and lounge area, ideal for both relaxation and entertaining. The lounge opens up to a lovely balcony, providing a pleasant outdoor space to enjoy fresh air and views. The apartment features two comfortable bedrooms, ensuring ample space for residents or guests. The bathroom is conveniently located, catering to the needs of modern living.

This property boasts a long lease of 234 years remaining, with no ground rent, making it an attractive option for potential buyers. The annual service charge is £1800, which contributes to the maintenance and upkeep of the building, ensuring a well-managed living environment.

One of the key highlights of this apartment is its allocated parking space, a valuable asset in this bustling area. Additionally, the property enjoys easy access to Chadwell Heath Station, providing excellent transport links







HALLWAY

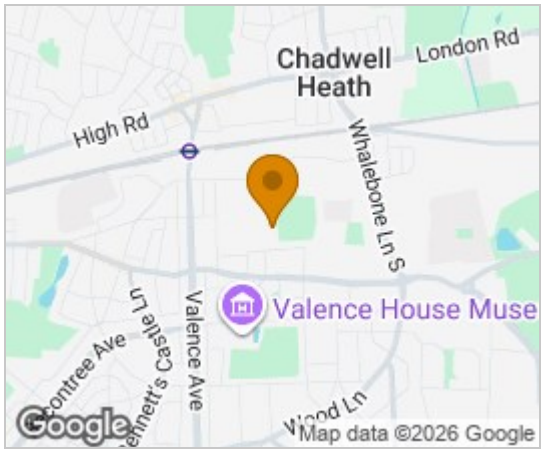
RECEPTION/DINING/KITCHEN 19'10" x 9'10" (6.05 x 3.00)

BEDROOM ONE 10'6" x 9'10" (3.20 x 3.00)

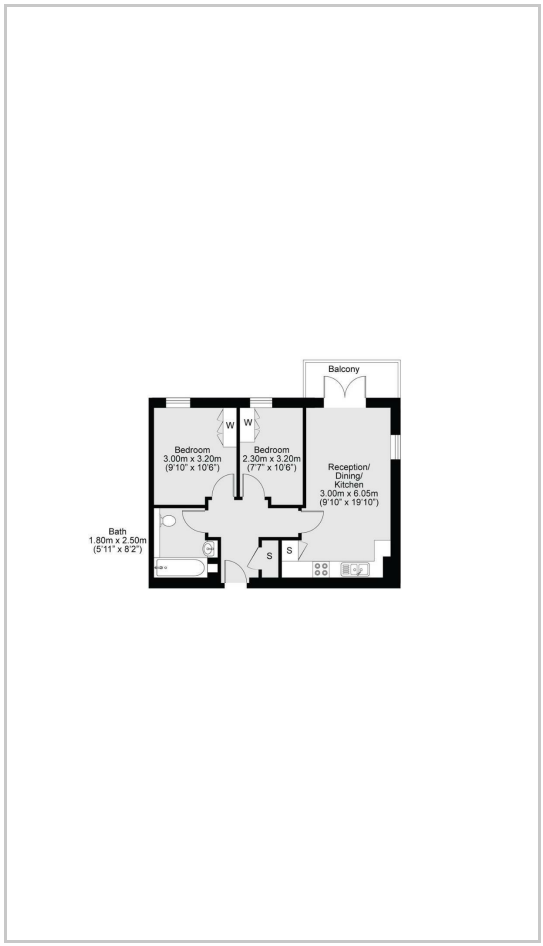
BEDROOM TWO 10'6" x 7'7" (3.20 x 2.31)

BATHROOM 8'2" x 5'11" (2.49 x 1.80)

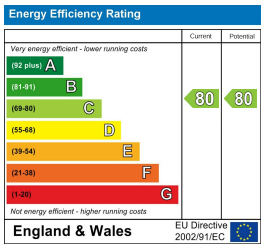
Area Map

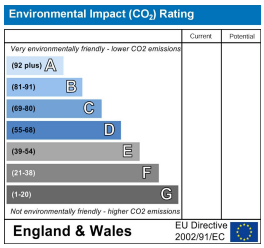


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

6 Tudor Parade, Chadwell Heath, RM6 6PS
Tel: 020 8150 6001 Email: chadwell.heath@hunters.com https://www.hunters.com