



Price

£265,000

Leasehold

3x  1x  1x 

Limbourne Avenue,  
Dagenham, Essex, RM8

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Spacious first floor purpose built flat, close to local amenities
- Ideal purchase for first time buyers or buy-to-let investors
- Close to convenient bus & road links
- Own section of garden & balcony
- Walking distance to local schools & places of worship

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge/Diner: 15'0 x 11'1 (4.58m x 3.38m)

Kitchen: 10'9 x 6'6 (3.28m x 1.98m)

Bedroom 1: 14'9 x 8'9 (4.50m x 2.67m)

Bedroom 2: 10'9 x 9'3 (3.28m x 2.82m)

Bedroom 3: 11'3 x 6'4 (3.43m x 1.93m)

Bathroom

Separate Toilet

Balcony

### OUTSIDE

Garden

**Call Chadwell Heath - 020 8597 0043 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**First Floor**  
Approx. 67.8 sq. metres (729.6 sq. feet)



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