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# Exeter House, 41 Academy Way, Dagenham RM8 2FP

RM8

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£320,000

Three Bedroom Two Bathroom Apartment with parking for sale,

## Description

Docklands Prestige Residential are delighted to offer a Three Bedroom, Two Bathroom property in the much sought after development - Academy Central, RM8

The property is located on the sixth floor and benefits from having its own, dedicated parking bay.

The apartment further benefits from:

- Open plan kitchen/reception
- Spacious bedrooms
- En-suite bathroom to master bedroom
- Laminate flooring to reception
- Full-width corner balcony
- Integrated appliances, including dishwasher

The property is located within 2 miles of three different stations; Barking (c2c), Upney Underground station (District) and Goodmayes (TFL rail). You can walk in less than 15 minutes or get on a bus from one of the many bus stops located outside of the development grounds.

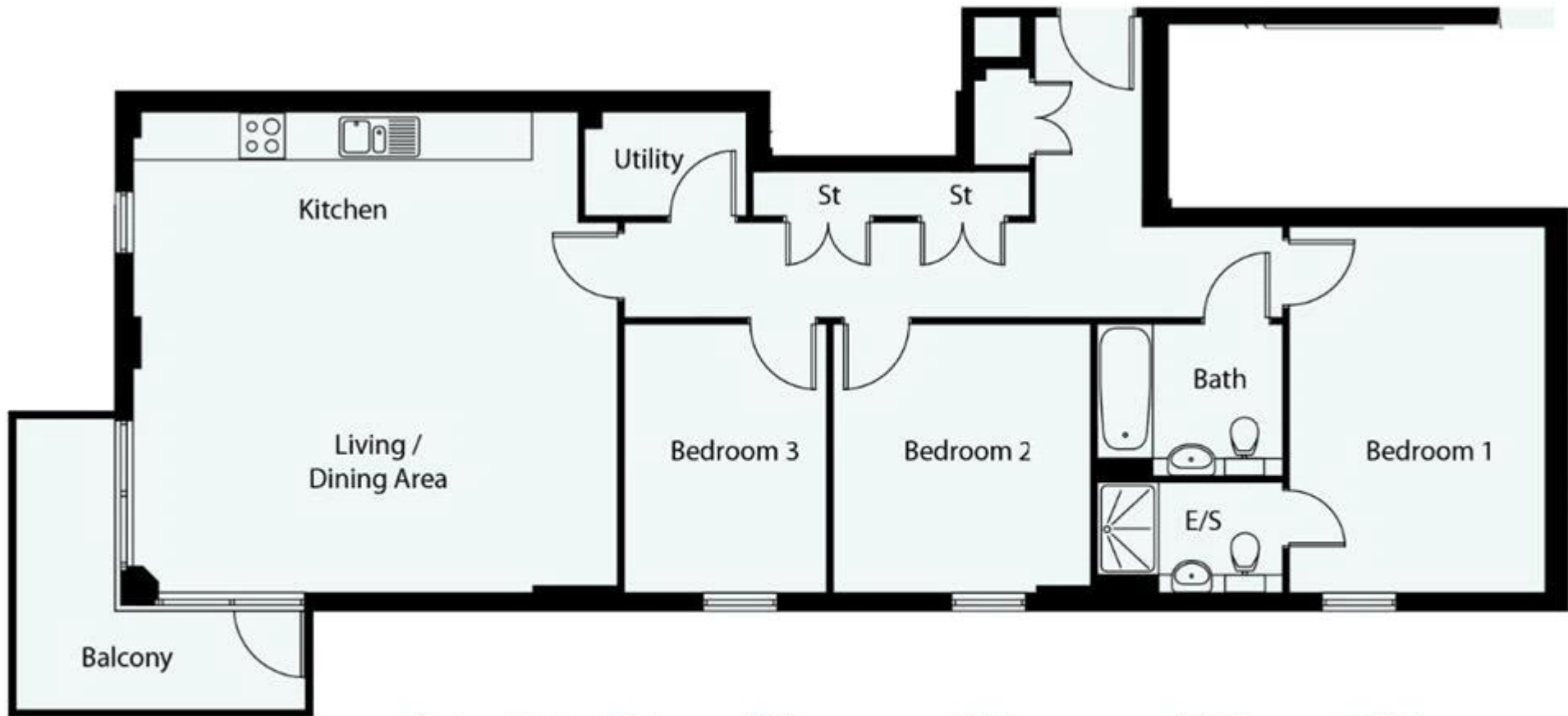
Located off of Lodge Avenue, the property is surrounded by shops including restaurants, supermarkets and off-licences. If it is



recreational time you are looking for, Academy Central backs on to Mayesbrook Park, which houses many sporting activities including Barking Football Club. You can also find Goodmayes recreational park a short walk away.

The closest shopping Center is Barking, which offers most recognized branded shops, for something a little bit different you could head over to Ilford, which offers a Sainsburys, plus the popular Exchange Mall, with its impressive foodhall and more than a hundred shops, from M&S to Debenhams. Ilford is also where you will find two national health and fitness club chains.

## **Tenure**



Kitchen/Living/Dining	6095mm (max) x 6056mm	20'0" (max) x 19'10"
Bed 1	4615mm x 3257mm	15'1" x 10'8"
Bed 2	3390mm x 3276mm	11'1" x 10'9"
Bed 3	3390mm x 2550mm	11'1" x 8'4"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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