



**CONTEMPORARY APARTMENT**

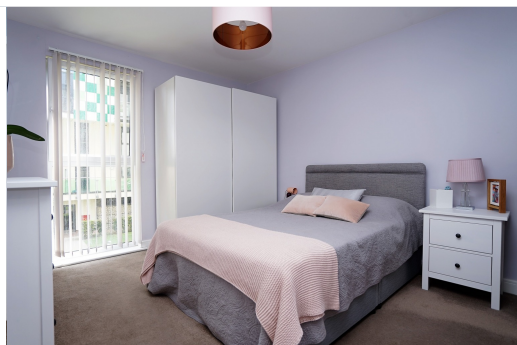
**BRIGHT AND AIRY**

**LOCATED ON FIRST FLOOR**

**ENSUITE TO BEDROOM ONE**

**L SHAPED BALCONY**

**LONG LEASE**



This stunning light and airy two bedroom apartment is an ideal home and will be of interest to owner occupiers and investors alike. Set in a modern purpose built block on the first floor with lift access. The apartment comprises of master bedroom with en-suite shower room, open plan living with lounge/diner with L shaped balcony, modern fitted kitchen, three piece bathroom, a really good sized second bedroom and landscaped communal gardens. It further benefits from modern decor, modern fitted kitchen, central heating, double glazing, three piece bathroom and comes with security entry system. The property has great bus and train links with Barking, Goodmayes and Upney Stations all nearby offering great commuter links into the city. Local amenities, schools and shopping facilities are all within walking distance.

**Lease Information:** The lease is approximately 116 years. The ground rent is £250 per annum and the service charge is £1766 per annum.

**Communal Entrance:** Communal entrance door with security door entry system to communal hallway with lifts and stairs to upper floors.

**Entrance Hallway:** L Shaped hallway with double radiator, built in double storage cupboards and doors to accommodation.

**Open plan lounge/ dining area: 22ft 8in x 9ft 6in (6.9m 2.9m)**

**Lounge area is approximately 15ft 5in x 9ft 6in (4.7m x 2.9m):** Bright and airy room with double glazed windows and door to balcony and two double radiators.

**Kitchen area is approximately 11ft 2in x 7ft 3in (3.4m x 2.2m):** Modern fitted kitchen with a good range of wall mounted, drawer and base storage units with work tops over with upstands, stainless steel sink unit with mixer tap, built in oven and hob with stainless steel extractor hood over, integrated fridge/freezer, concealed lighting and tiled walls and floor.

**Balcony:** Glass surround with rail and hard wood decked floor, with great views of the park and communal garden.

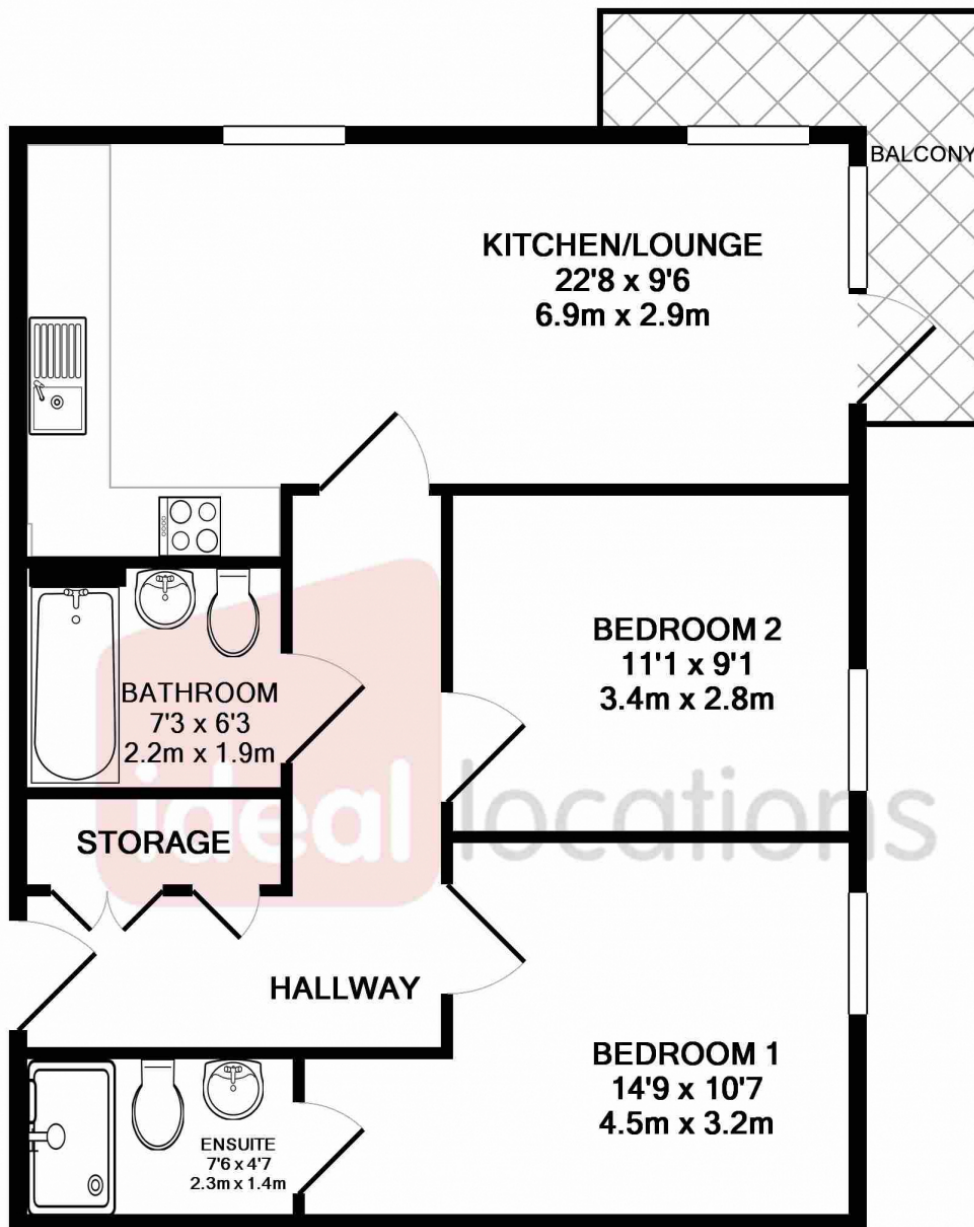
**Bedroom 1 10ft 7in x 14ft 9in reducing to 11ft 1in (3.2m x 4.5m reducing to 3.4m):** Double glazed window, radiator and door to en-suite shower.

**En-suite 7ft 6in x 4ft 7in (2.3m x 1.4m):** Three piece shower suite comprising of double width shower tray with glass shower screen, wash basin with mixer tap, close coupled WC, radiator, extractor fan, tiling to walls and floor.

**Bedroom 2 11ft 1in x 9ft 1in (3.4m x 2.8m):** Double glazed window, radiator.

**Bathroom 7ft 3in x 6ft 3in (2.2m x 1.9m):** Three piece modern bathroom comprising of panel enclosed bath with mixer tap and shower attachment, shower screen, close coupled WC, pedestal wash basin with mixer tap, extractor fan, tiling

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TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	