



**ONE BEDROOM FLAT**

**SPACIOUS LOUNGE**

**GOOD SIZE BEDROOM**

**103 YEAR LEASE**

**CLOSE TO BARKING TOWN CENTRE**

**CLOSE TO LOCAL SCHOOLS**

**NO ONWARD CHAIN**

**GOOD TRANSPORT LINKS**



Asking Price £190,000

Ideal Locations are delighted to offer for sale this bright and spacious one bedroom third floor flat. Comprising an entrance hallway, lounge, kitchen, large double bedroom and bathroom. It also benefits from ample storage space. The property will be of interest to owner occupiers and investors alike. it is located within a short walk to Barking town centre and underground station as well as the to A13, schools and transport links.

**Lease Information**

103 years unexpired, ground rent and service charge is £2000 per annum.

**Hallway**

Entrance to the flat is from own front door via communal hallway with intercom system. Laminate flooring, electric heater, access to loft, doors to storage cupboards and rest of the accommodation.

**Lounge 16ft x 11ft 10in (4.9m x 3.6m)**

Large spacious lounge with coving to ceiling, laminate flooring, double glazed window, electric heater, open plan to kitchen.

**Kitchen 8ft 10in x 6ft 6in (2.7m x 2.0m)**

Range of wall and base units with contrasting worktops, integrated extractor, electric hob and oven, stainless steel sink with mixer tap. Part tiled walls and tiled floor. Plumbing for washing machine.

**Bedroom 15ft 1in x 8ft 10in (4.6m x 2.7m)**

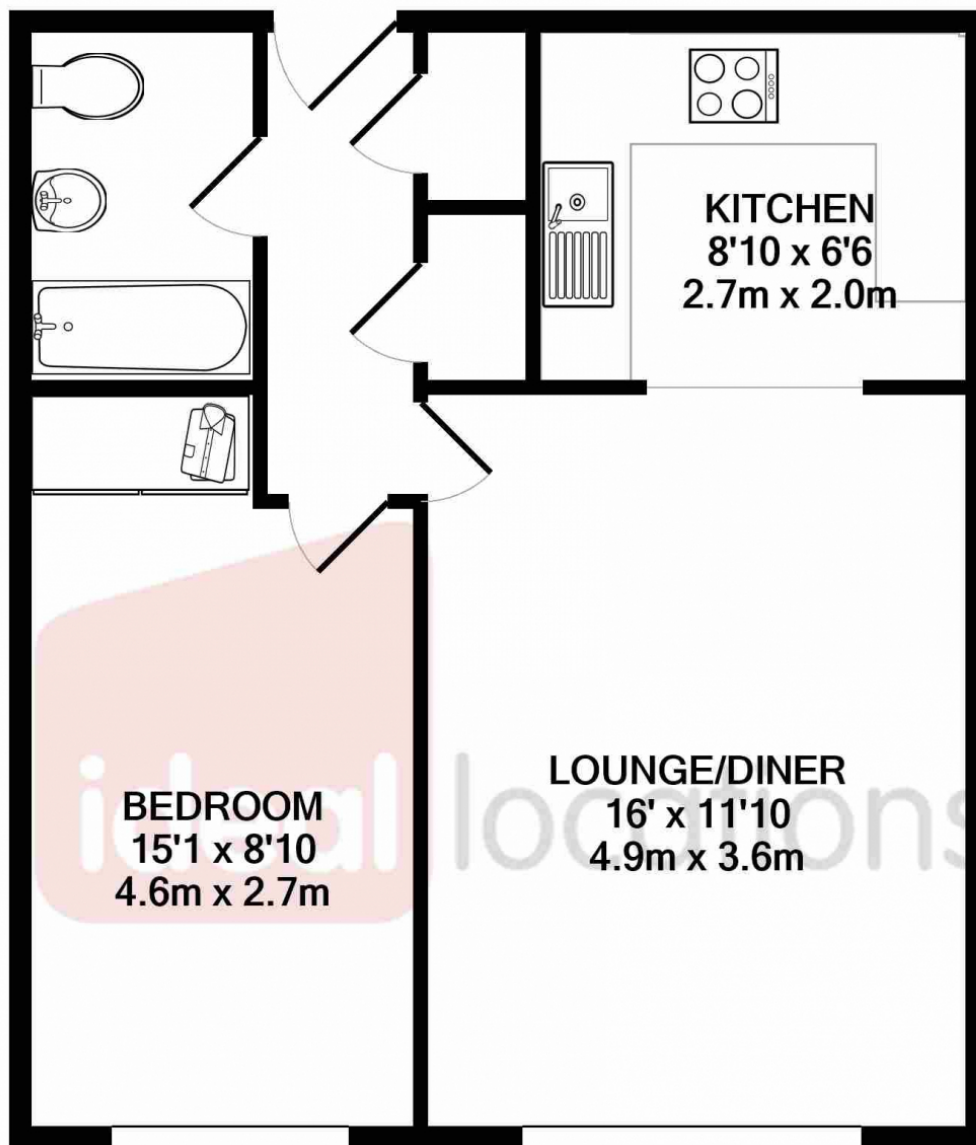
Double glazed window, coving with ceiling, electric heater, laminate flooring, built in mirrored wardrobe.

**Bathroom 7ft 5in x 5ft 6in (2.27m x 1.7m)**

Part tiled walls, tiled floor, extractor fan, enclosed panel bath with shower screen with shower mixer, pedestal wash hand basin with mixer tap, close coupled WC.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





**TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 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> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 77        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 50                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |