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SPENCER JAMES
RESIDENTIAL

**** One Double Bedroom ****

**** Spacious Living Room ****

**** Allocated Parking ****

**** Walking Distance to Barking Station ****

**** Lease Remaining: 102 Years ****

**** Lift Access ****

**** EPC TBC / Council Tax Band: C ****

**** Floor Area: 623 Sq/Ft (57.9 Sq/M) ****

Cambridge Road, Barking, IG11

Offers in Excess of £215,000 (Leasehold)

PRICED TO SELL! This substantial well presented one bedroom apartment with allocated secure parking is the ideal investment opportunity. Internally the property boasts a spacious open plan lounge/diner and kitchen, large double bedroom and bathroom, in addition to a spacious hallway with ample storage.

Further benefits include lift access, telephone entry, 102 year lease and allocated parking. The property is also located within a stones throw of Barking Station and town centre.

Accommodation Comprises:

Entrance Hall
Storage Cupboard, carpeted flooring, radiator.

Open Plan Living Room and Kitchen *23' 7" x 14' 8" max (7.18m x 4.47m)*
Three double glazed windows to front aspect, cupboard housing boiler and water tank, two radiators, carpeted flooring.

Kitchen Area
Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless-steel sink, integrated cooker, hob, extractor and fridge freezer. Space for washing machine. Vinyl flooring.

Bedroom *18' 7" x 11' 2" maximum (5.66m x 3.40m)*
Double glazed window to front aspect, radiator, carpeted flooring.

Bathroom
Three-piece suite comprising a bath with shower attachment, low level wc and pedestal hand wash basin. Vinyl Flooring.

Exterior
Secure parking, lift access, telephone entry.

Lease Details
Lease Remaining: 102 Years
Service Charge: £2800 per annum
Ground Rent: £250 per annum

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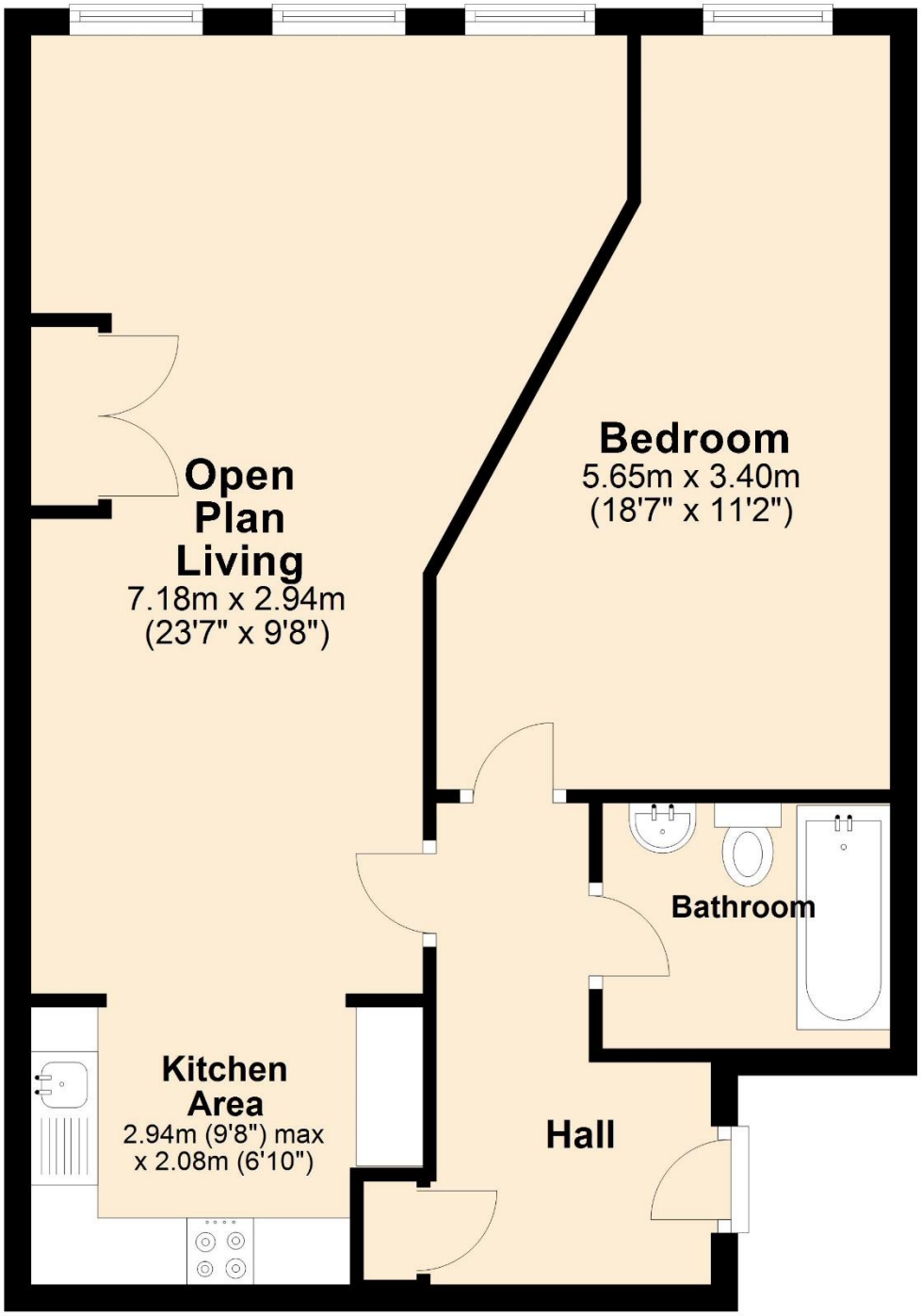
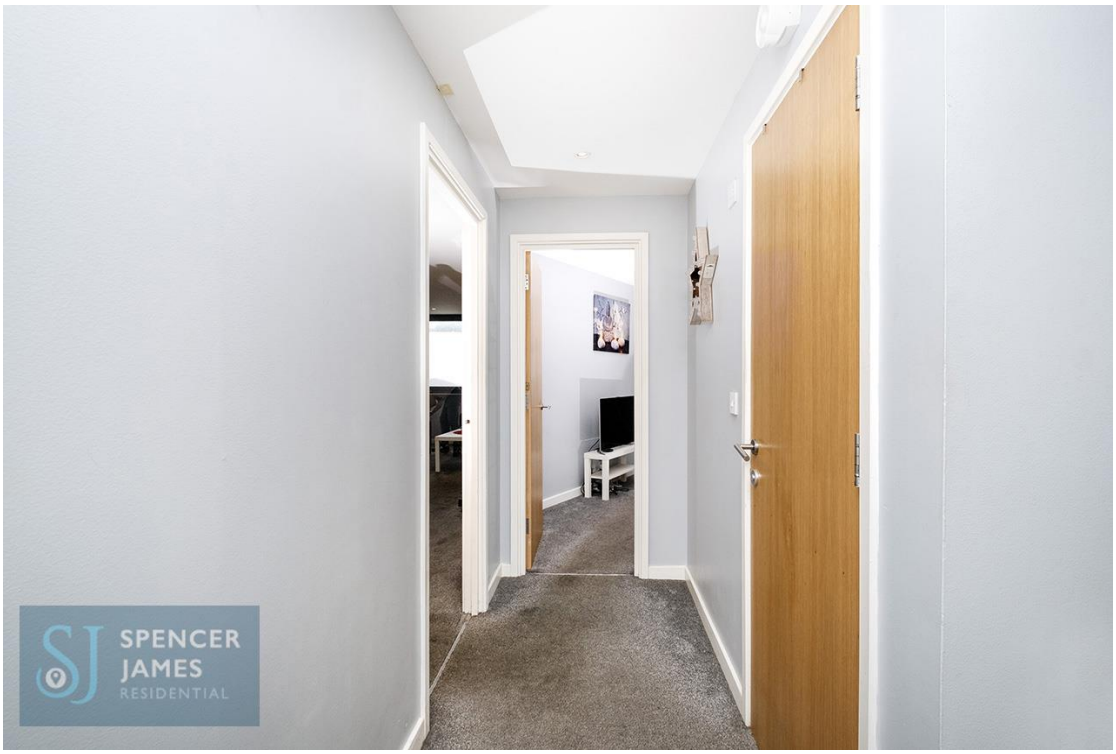
Second Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 57.9 sq. metres (623.6 sq. feet)

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.



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.