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SPENCER JAMES
RESIDENTIAL



**** Second Floor Two Bedroom Apartment ****

**** Double Glazed Windows ****

**** Offered Chain ****

**** Offered Chain Free ****

**** Floor Area: 860sq ft ****

**** Bright Open-Plan Living Room & Kitchen ****

**** High Ceilings ****

**** Close To Shops/Transport Links/Local Amenities**







East Street, Barking **£225,000 Leasehold**

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Situated within easy walking distance of Barking Station and the town centre is this well-presented two-bedroom second-floor flat offers bright and spacious accommodation, making it an ideal purchase for first-time buyers or investors. The property comprises a bright open-plan living room and fitted kitchen, benefiting from high ceilings and an abundance of natural light. There are two well-proportioned double bedroom and a family bathroom.
The flat is presented in good condition throughout and is ready for immediate occupation. Forming part of a small development of four flats, the property benefits from having no management company or managing agent fees. Buildings insurance and shared building costs are apportioned between the four flats.
Barking Station offers excellent transport links via the District, Hammersmith & City, London Overground and National Rail services, providing convenient access to the City, Canary Wharf and Central London. A wide range of shops, restaurants, supermarkets, and local amenities can also be found nearby.
This property represents an excellent opportunity to acquire a well-located flat with a long lease and straightforward management arrangements. Early viewing is highly recommended.

Entrance Hall
Carpet flooring, wall mounted electric radiator, door to all rooms, door to airing cupboard housing hot water tank.

Lounge/Diner
Carpet flooring, wall mounted electric radiator, double glazed window to front, open plan to kitchen

Kitchen
Laminate flooring, double glazed window to front, range of eye and base level units, sink with mixer tap over, four ring electric hob with extractor fan over, electric oven.

Bedroom One
Carpet flooring, wall mounted electric radiator, double glazed window to front.

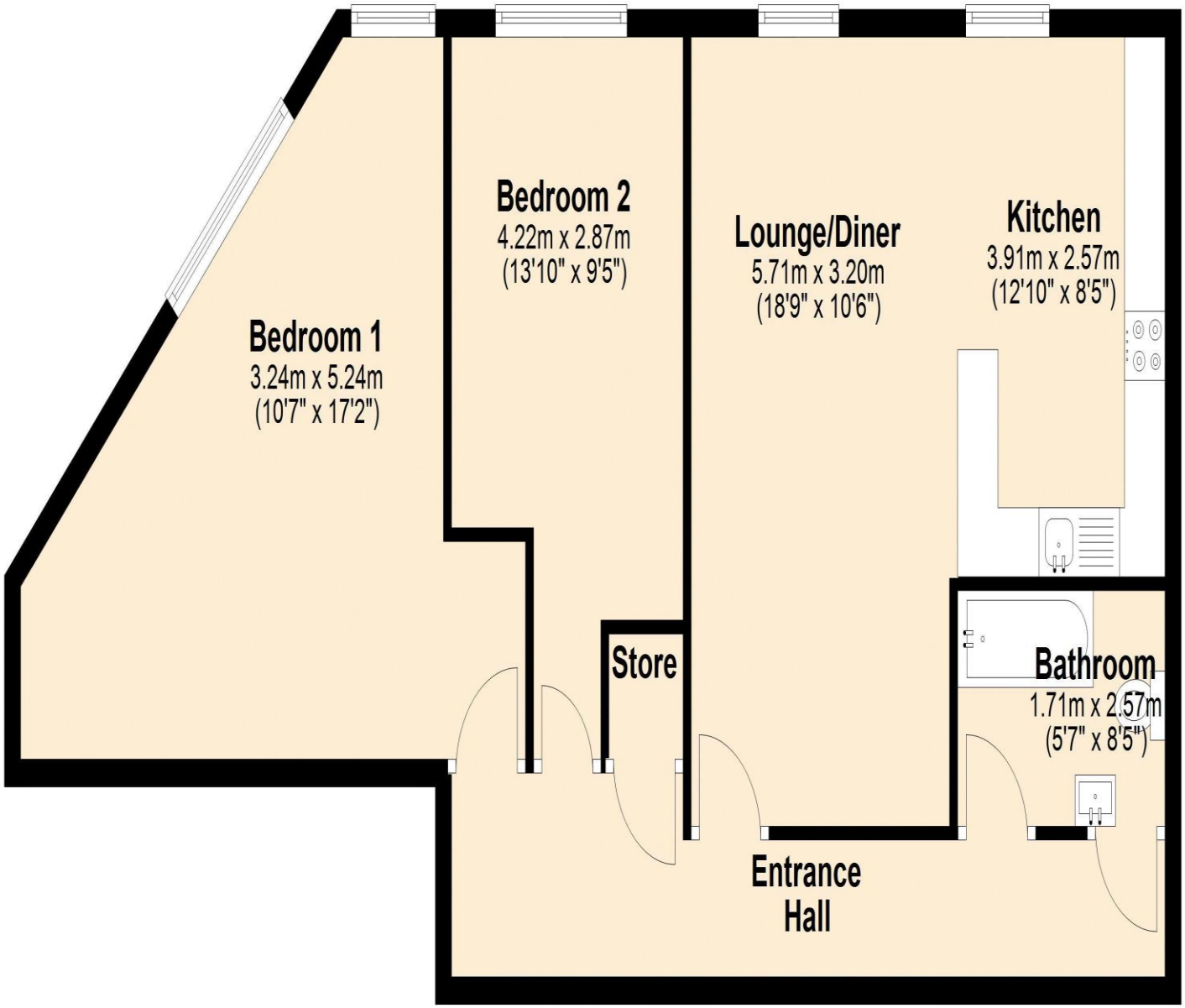
Family Bathroom
Three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over with shower tap over, tiled flooring or splash back

Bedroom Two
Carpet flooring, wall mounted electric radiator, double glazed window to front.

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Second Floor

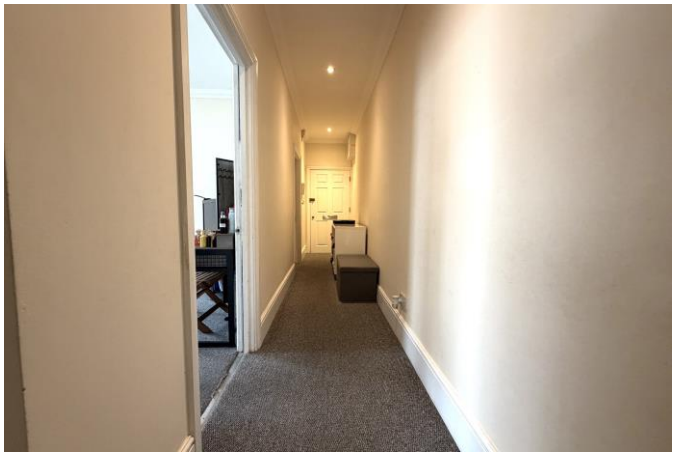
Approx. 80.0 sq. metres (861.6 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 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.