

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Gurney Close

Barking, IG11 8LB

£225,000





Set on the third floor of this private purpose-built building is this spacious One-bedroom apartment. The property benefits from a large bright living room, spacious bedroom and off-street parking. Furthermore, the property has the benefit of a newly granted lease and no ground rent. The property is offered for sale with no onward chain, making this delightful property an ideal first time or buy to let purchase. Barking High street and Barking Underground are within easy reach.

### HALLWAY

Laminated flooring, wall mounted radiator, entry phone system.

### LOUNGE

15'10" x 11'4"

Double glazed window to front, laminated flooring, wall mounted radiator, power points.

### KITCHEN

7'10" x 6'5"

Wall and base units, work surface incorporating stainless steel sink and drainer, gas cooker, plumbing for washing machine, double glazed window to side.

### BEDROOM

12'2" x 11'

Double glazed window to side, laminated flooring, wall mounted radiator, power points.

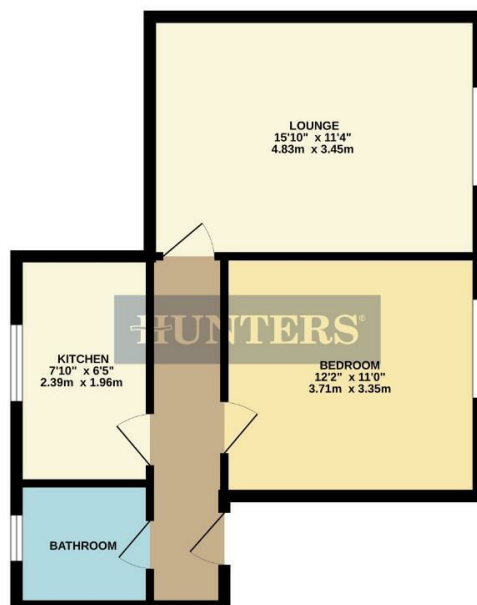
### BATHROOM

Comprising of panelled bath with mixer tap, wash basin, low level w.c, double glazed window to side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, fixtures and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Meas with Hunter's 02024

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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