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Clove Court, Net Street, Barking, Essex, IG11 7QG

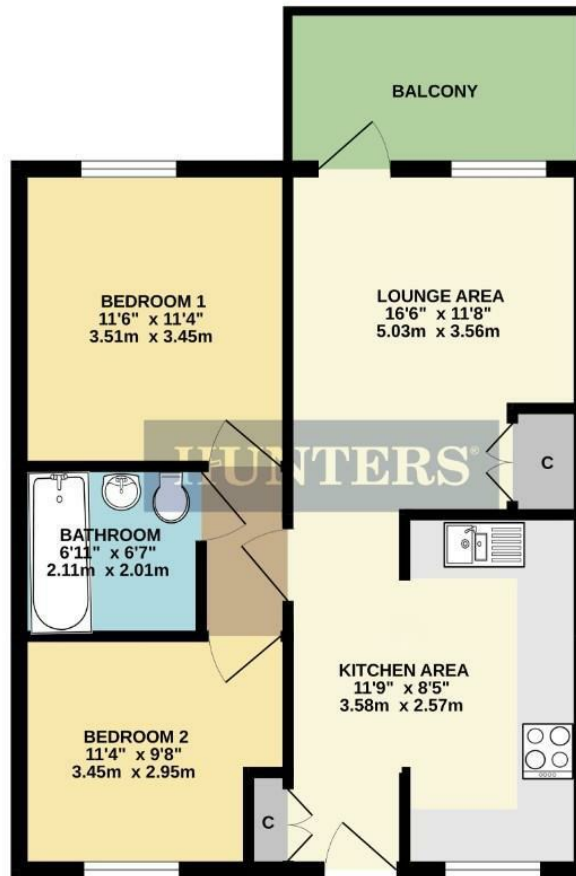
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Guide Price £300,000 - £325,000

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This Luxury second floor purpose built apartment is situated within the popular Weavers Quarter development which forms part of the Barking regeneration area. This well presented apartment boasts an array of fine features which include two spacious bedrooms which have been recently painted and fitted with new carpets. In addition you are welcomed into a bright and airy open plan kitchen/living space which opens onto a lovely South West facing balcony which overlooks the pretty landscaped communal gardens. Furthermore, each floor is accessed via designated key fob, which offers great security and peace of mind. The property offers a long lease with over 120 years remaining, there is a further 5 years NHBC warranty (or equivalent) still remaining. In addition to the endless features, there is the option to rent a secure underground parking space which is accessed via electric gates and has several electric car charging ports. Barking Underground and shopping amenities are within easy reach which make this property a must view.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LIFT TO SECOND FLOOR

HALLWAY

Laminated wood effect flooring, cupboard housing boiler and vent system.

OPEN PLAN LIVING AREA

16'6" x 11'8"

Laminated wood effect flooring, wall mounted radiator, power points, large storage cupboard, door leading to own private southwest facing balcony.

BALCONY

28'9"

Laid with artificial grass, views into communal garden.

KITCHEN AREA

11'9" x 8'5"

Gloss finished wall and base units with roll edge work surface, one and a half bowl sink and drainer, electric halogen cooker and oven, integrated appliances including fridge freezer.

BEDROOM ONE

11'6" x 11'4"

Double glazed window to rear, carpet flooring, wall mounted radiator, power points.

BEDROOM TWO

11'4" x 9'8"

L-shaped bedroom with triple glazed window to front aspect, wall mounted radiator, power points.

BATHROOM

6'11" x 6'7"

Panelled bath with mixer tap and shower attachment, wash basin in vanity unit, low level w.c, tiled flooring.

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. If you are thinking of selling 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.





