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38 Poplar Way
Barkingside, Essex IG6 1EN
Price £320,000

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Arbon & Miller are delighted to offer this spacious two bedroom FIRST FLOOR purpose built flat situated immediately off Ashurst Drive. The property benefits from being conveniently within a 1/4 of a mile of Barkingside Central Line Station which offers direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. Barkingside High Street is also nearby with its wide variety of shops, restaurants, cafes and local amenities. Poplar Way boasts spacious living accommodation throughout and consists of a 17'6 Reception Room, 12' Fitted Kitchen, two well-proportioned Bedrooms and 9' Bathroom. Externally, there are communal grounds providing parking and gardens and Poplar Way also benefits from having a Garage-in-bloc included. We highly recommend an internal inspection to appreciate the properties many key features.

COMMUNAL ENTRANCE HALL

Security entry phone system, stairs to all floors.

ENTRANCE HALL 13'7 x 6'6 to extremes (4.14m x 1.98m to extremes)

Entrance door, storage cupboard housing hot water cylinder.

BEDROOM ONE 13'5 x 10' (4.09m x 3.05m)

Two light double glazed window, fitted wardrobes with matching dressing table, double radiator.

BEDROOM TWO 12' x 7'10 (3.66m x 2.39m)

Double glazed window, fitted wardrobes with matching dressing table, double radiator.

BATHROOM/WC 9' x 8'4 to extremes (2.74m x 2.54m to extremes)

Panel enclosed bath with mixer tap, inset independent shower and screen, vanity wash hand basin with mixer tap, low level wc, radiator, tiled walls, tiled floor, obscure double glazed window.

KITCHEN 12' x 6'9 (3.66m x 2.06m)

Wall and base units, working surfaces, cupboards and drawers, built-in oven with gas hob and extractor fan over, plumbing for washing machine, stainless steel one and half bowl sink unit with mixer tap, wall mounted boiler, tiled walls, serving hatch, breakfast bar, double glazed window.

LOUNGE 17'6 x 14' to extremes (5.33m x 4.27m to extremes)

Three light double glazed window, two double radiators.

EXTERIOR

Communal Gardens.

GARAGE

In Block.

LEASE

Over 900 years remaining.

SERVICE CHARGE

£1050.00 per annum. Paid six monthly. This will increase to £1500 from June 2024

COUNCIL TAX

London Borough of Redbridge - Band C

AGENTS NOTE (LEASE ETC)

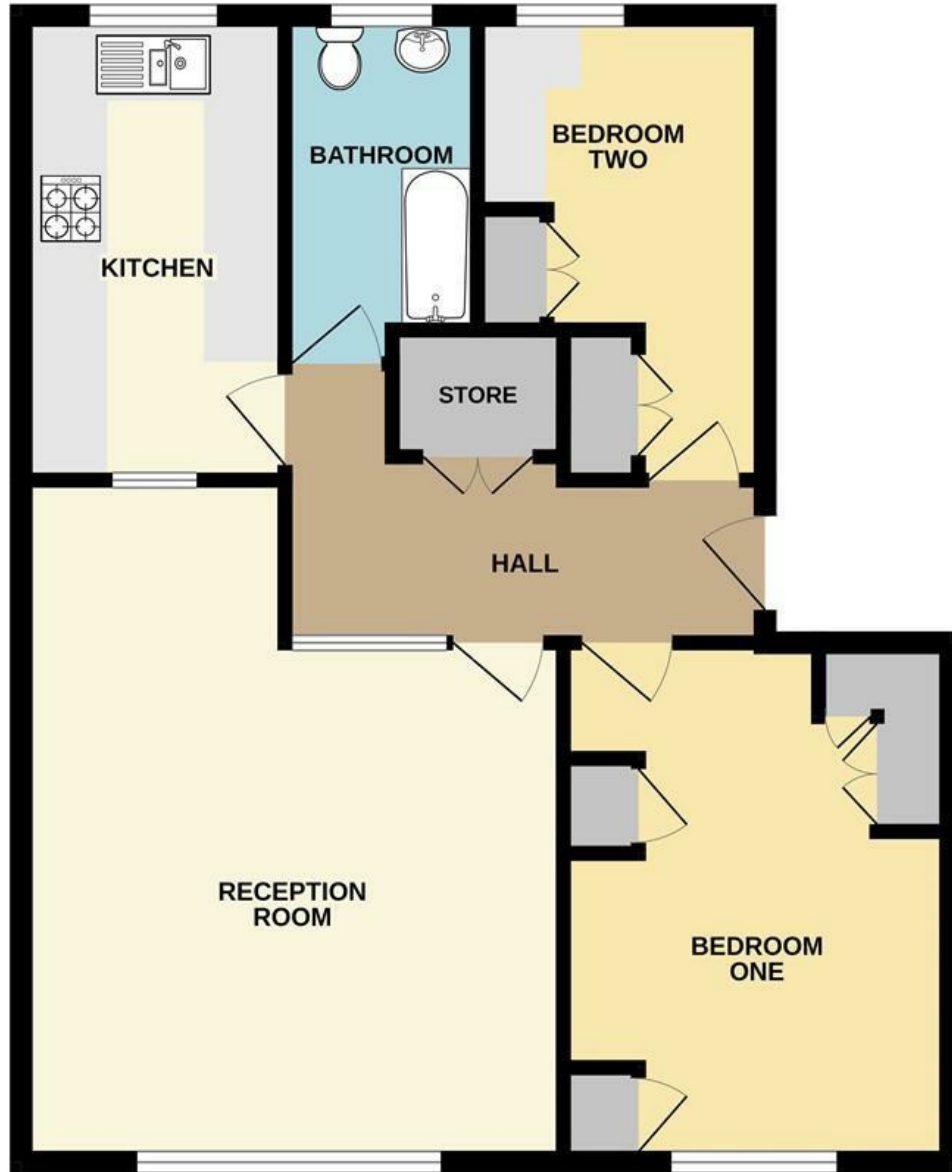
The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

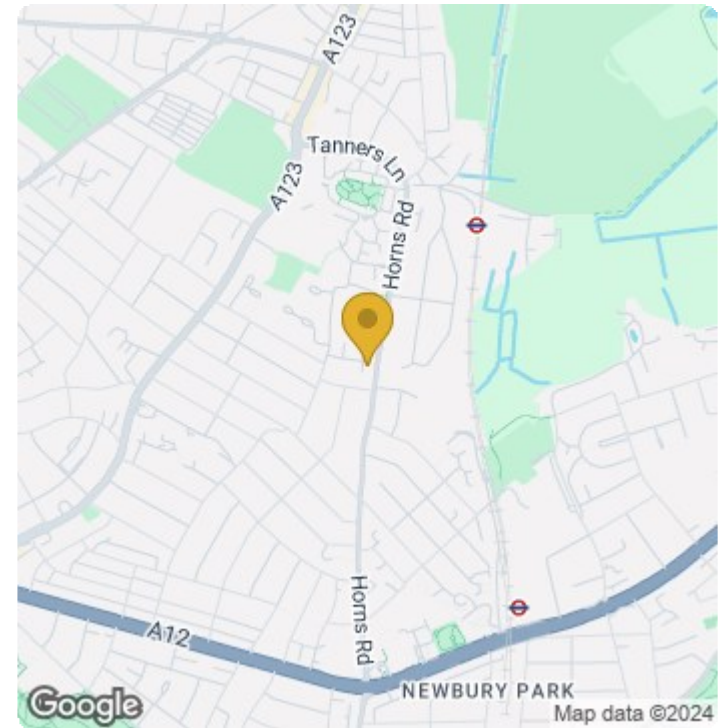


FLOOR
634 sq.ft. (58.9 sq.m.) approx.




TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

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, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	75	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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