

A&M  
ARBON MILLER  
EST 1976



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61-63 High Street  
Barkingside, Essex IG6 2AF  
Price £260,000





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## 61-63 High Street, Barkingside, Essex IG6 2AF

Arbon & Miller welcome to market this charming 1-bedroom flat located on the 2nd floor above a shop on the bustling High Street in Barkingside with South Facing aspect to Lounge/Kitchen Areas offering panoramic views. This property boasts a bright and airy atmosphere, perfect for those seeking a cosy yet vibrant living space. Situated in a great location, you'll find yourself at the heart of Barkingside High Street with all its conveniences right at your doorstep. Whether you're looking for local shops, cafes, or easy access to public transport, this flat offers it all. An ideal first time purchase for anyone looking to get their first step on the housing ladder, this flat provides a comfortable living space with the added benefit of being in a prime location. Don't miss out on the opportunity to make this lovely flat your new home in Barkingside.

### COMMUNAL ENTRANCE

Security entry phone system.

### ENTRANCE HALL

Wood strip flooring, radiator, storage cupboard, entry phone systems, doors to:

### OPEN PLAN LOUNGE/KITCHEN 21'7 x 13'6 max (6.58m x 4.11m max)

Lounge Area: Three light led light style double glazed window, two led light style double glazed windows with fixed led double glazed light style sidelights, radiator, wood strip flooring, open to: Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, electric oven with four ring gas hob and extractor hood over, tiled splashback, plumbing for washing machine and dishwasher, recess for fridge/freezer, concealed lighting, radiator, tiled floor, two led light style double glazed window with led light style fixed sidelights, Velux skylight window.

### BEDROOM 11'7 x 10'3 (3.53m x 3.12m )

Three light led light style acoustic double glazed window, radiator, wood strip flooring, fitted wardrobes to one wall.

### BATHROOM

Panel enclosed bath with mixer tap and shower attachment over, part tiled walls, vanity unit with wash hand basin, mixer tap and tiled splashback, low level wc, heated towel rail, extractor fan, tiled floor.

### COMMUNAL ROOF TERRACE

### LEASE

117 years remaining

### GROUND RENT

£300.00 per annum

### SERVICE CHARGE

£1,600.00 per annum

### COUNCIL TAX

London Borough of Redbridge - Band B

### AGENTS NOTE (LEASE ETC)

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

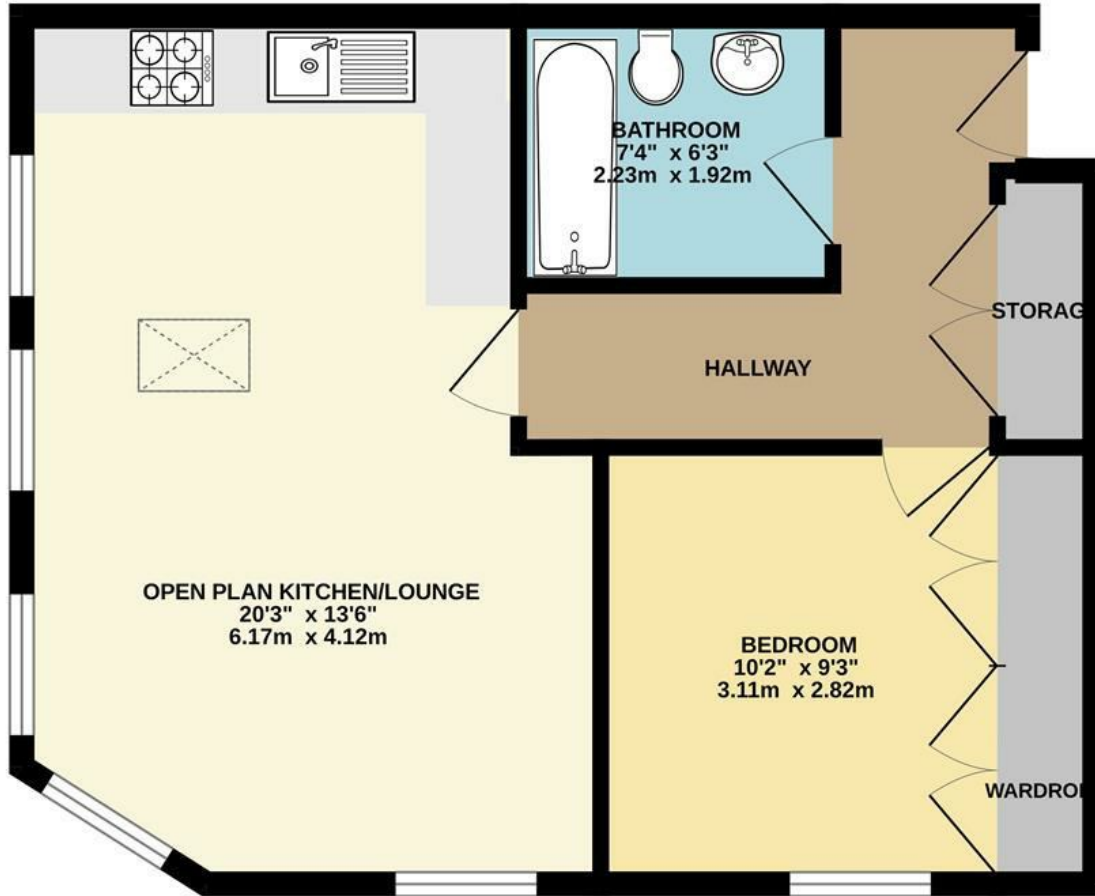
### AGENTS NOTE

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.

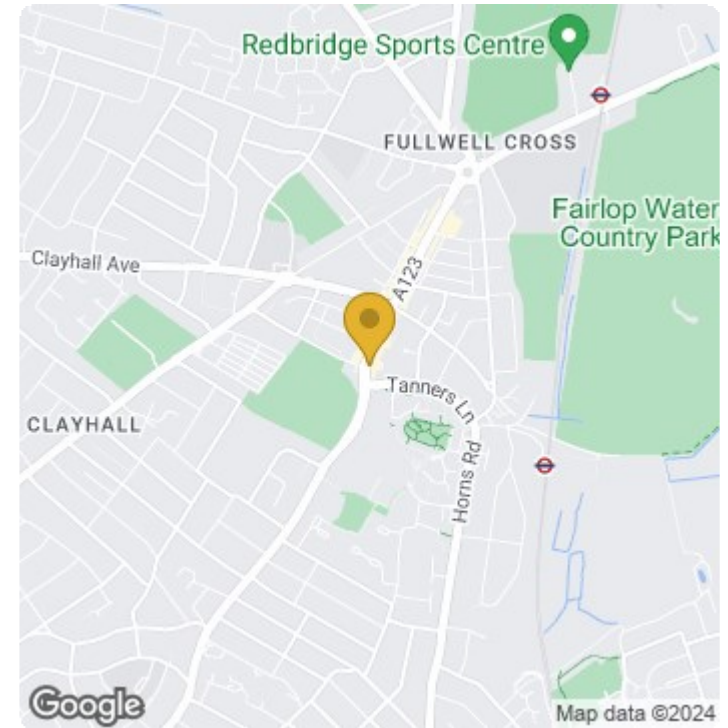


GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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