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41 Carlton Court Craven Gardens
Barkingside, Essex IG6 1LT
Price guide £300,000

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GUIDE PRICE £300,000 - £325,000 Welcome to this immaculately presented two-bedroom flat located in the desirable area of Carlton Court, Barkingside. Situated on the second floor, this charming property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize. Upon entering, you will find a spacious reception room that provides a bright, warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat boasts two well-proportioned bedrooms, offering ample space for rest and relaxation. The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is its prime location. It is conveniently close to Avanti School, making it an excellent choice for families. Additionally, Barkingside Central Line Station is just a short walk away, providing easy access to central London and beyond, perfect for commuters. The flat also benefits from communal parking, adding to the convenience of living in this well-maintained building. With a lease of 95 years, this property offers a secure and long-term investment. In summary, this delightful flat in Carlton Court is a rare find, combining modern living with a fantastic location. Do not miss the opportunity to make this lovely property your new home.

COMMUNAL ENTRANCE HALL

Security entry phone system, storage cupboard, stairs to all floors.

ENTRANCE HALL 14'9 x 5'9 to extremes (4.50m x 1.75m to extremes)

Entrance door, wood strip flooring, storage cupboard, entry phone system, double radiator, storage cupboard, doors to:

LOUNGE 13'4 x 12'2 (4.06m x 3.71m)

Three light double glazed window with fanlights over, further two light double glazed window with fanlight over to flank, wood strip flooring, double radiator, coved cornice.

KITCHEN 11'7 x 10' (3.53m x 3.05m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, built-in oven with four burner gas hob and extractor fan over, plumbing for washing machine, recess for fridge/freezer, storage cupboard housing boiler, tiled floor, two light double glazed window with fanlights over, further three light double glazed window with fanlights over.

BEDROOM ONE 12'2 x 11'10 (3.71m x 3.61m)

Three light double glazed window with fanlights over, wood strip flooring, double radiator.

BEDROOM TWO 11'9 x 8'4 (3.58m x 2.54m)

Three light double glazed window with fanlights over, wood strip flooring, double radiator, storage cupboard.

BATHROOM 7'6 x 5'4 (2.29m x 1.63m)

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, heated towel rail, spotlights to ceiling, three light obscure double glazed window with fanlights over.

EXTERIOR

Communal green areas, including private shed. communal parking and washing lines.

LEASE

95 years remaining

GROUND RENT

£10 per annum

SERVICE CHARGE

£1000.00 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.

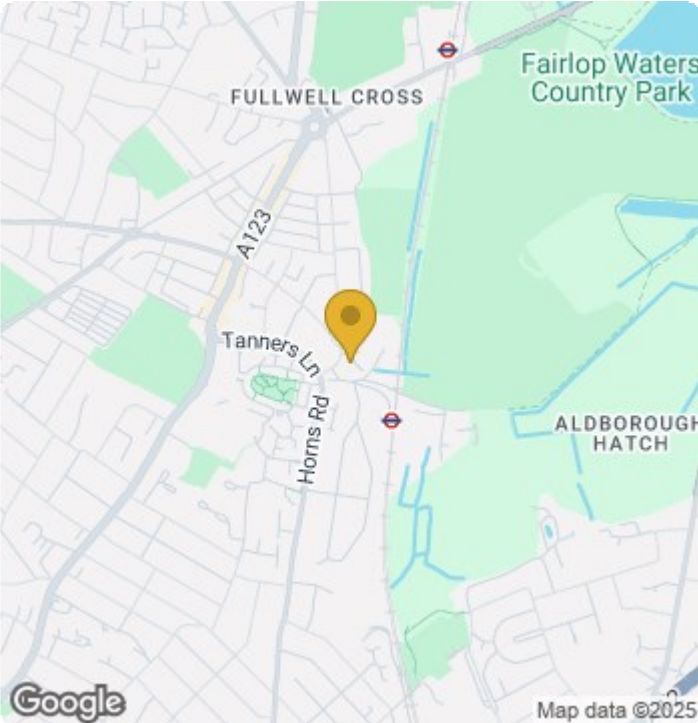


SECOND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

