



26-32 Abbey Road

, Barking, IG11 7BD

Offers In Excess Of £265,000

Barking and Dagenham



Sandra Davidson are delighted to make available this stunning two bedroom, two bathroom 2nd Floor penthouse apartment which is set in a secure gated development. This property has undergone renovation work and is in fantastic condition. The property comprises of an open plan lounge/ kitchen, two double bedrooms, plus an en-suite to the master bedroom, separate bathroom and garage with the property.

There are local bus routes which take you into both Barking & Ilford Town Centres both offering a great variety of shops. Barking station has mainline links to Fenchurch Street and the District line for all you commuters, in addition its easy access via car for A13 & A406. This property is highly sought after so call now to avoid disappointment



COMMUNAL ENTRANCE

Stairs to second floor.

ENTRANCE DOOR TO APARTMENT

OPEN PLAN KITCHEN/LIVING 17'5" 11'0" (5.33m 3.36m)

New floor and wall units. Induction hob. Built-in fridge/freezer, microwave. Space for washing machine and dish washer. Laminate flooring. Electric wall mounted heater. Patio door to private balcony

BATHROOM 7'3" x 5'7" (2.22m x 1.71m)

Tiled panel bath. Wash hand basin. Low level WC. part tiled walls. Towel heater.

BEDROOM ONE 13'8" x 8'7" (4.17m x 2.64m)

Double glazed window. Laminate flooring. Wall mounted electric heater. Built-in wardrobes. Door to en-suite.

EN-SUITE 6'1" x 5'7" (1.86m x 1.72m)

Walk-in shower unit. Wash hand basin. Low level WC. Laminate flooring. Towel heater

BEDROOM TWO 10'9" x 7'10" (3.29m x 2.39m)

Double glazed window. Laminate flooring. Wall mounted electric heater.

GARAGE

Comes with the sale of the property

AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.

council tax - C

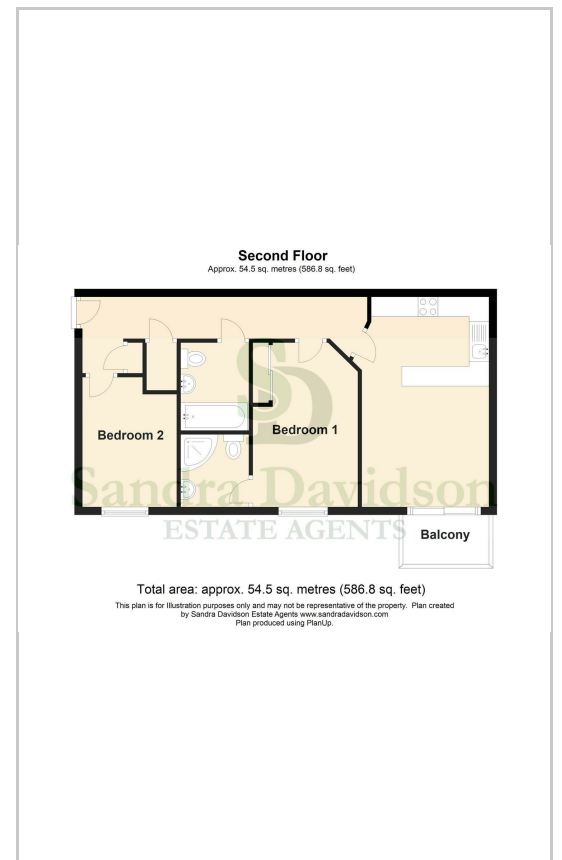
Service charge - £1875 pa

Ground rent - £175 pa

Area Map



Floor Plans



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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