



1, Manwell Lane, Barking, IG11 0WU

£325,000





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- EPC RATING B
- Lounge
- Two bathrooms
- Parking for one
- Two bedrooms
- Kitchen
- Circa 115 years lease

Sandra Davidson are pleased to present this charming, two-bathroom flat located on the third floor of Farsby House in the heart of Barking. This purpose-built property boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day.

The flat features two well-appointed bedrooms, offering ample space for a small family, guests, or a home office. With two bathrooms, morning routines will be a breeze, ensuring everyone can start their day smoothly.

One of the standout features of this property is the parking space available for one car, providing convenience and peace of mind for those with vehicles. Additionally, the circa 95 years left on the lease offers long-term security and stability for the future.

Situated in a vibrant area with easy access to local amenities, transport links, and green spaces, this flat presents an excellent opportunity for those looking to settle in a well-connected and thriving community.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

£325,000



ENTRANCE	
LOUNGE	13'9" x 12'4" (4.21m x 3.76m)
KITCHEN	9'10" x 8'2" (3.00m x 2.51m)
BEDROOM ONE	18'4" x 11'11" (5.59m x 3.64m)
ENSUITE	
BEDROOM TWO	13'1" x 9'2" (4.01m x 2.81m)
BATHROOM	
AGENTS NOTE	

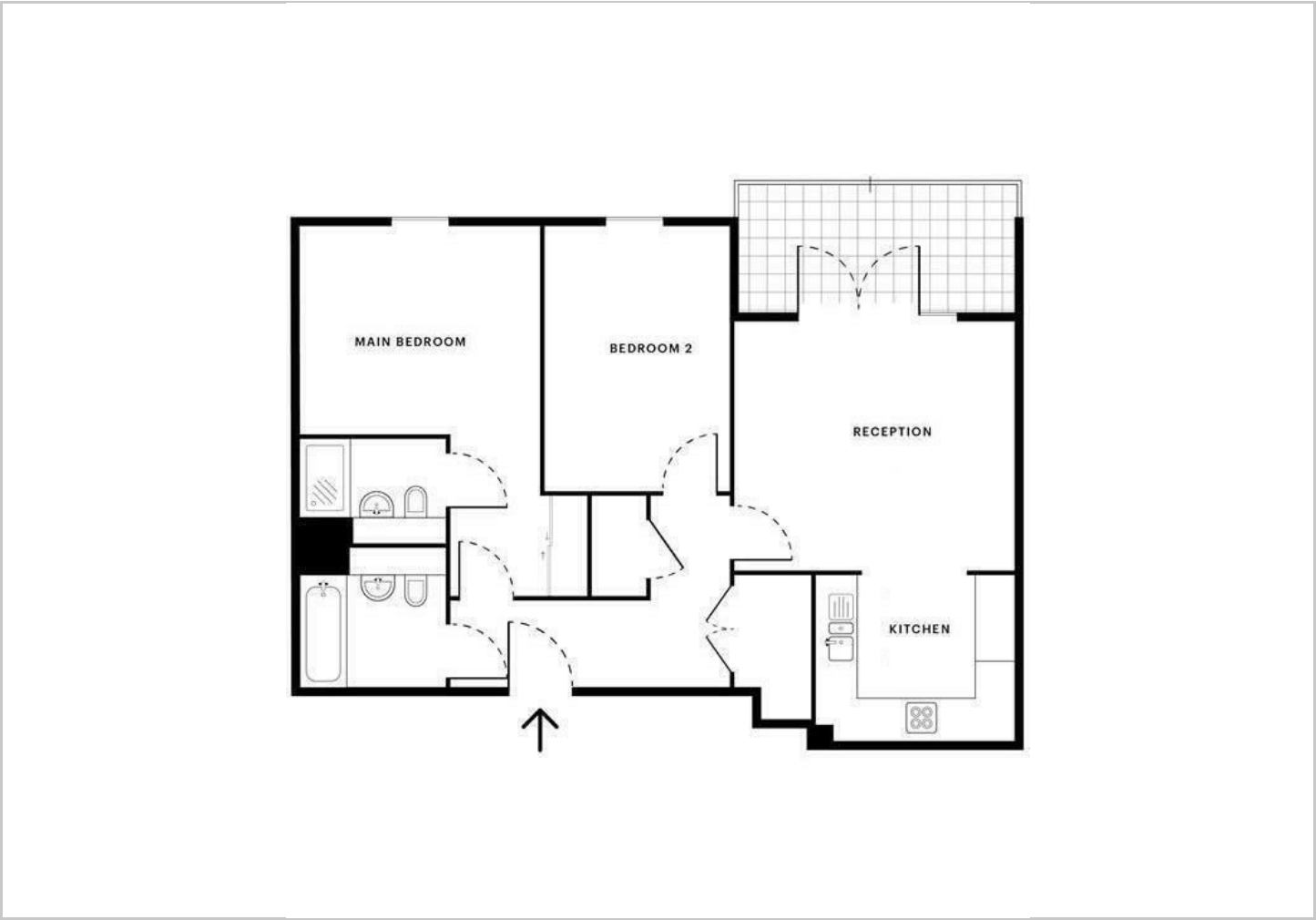


Directions





Floor Plans



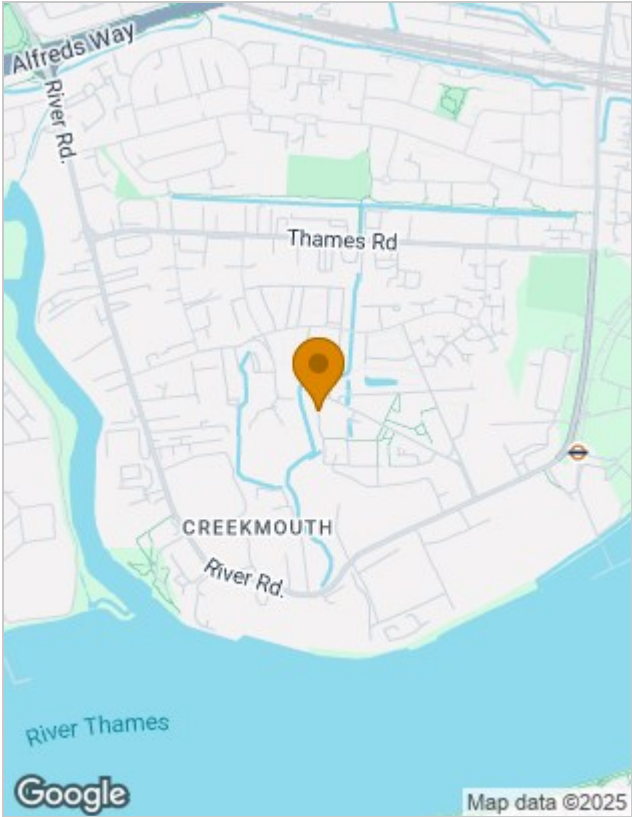
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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