



**Offers invited £225,000**

**TENURE : LEASEHOLD**

**Ropeworks, IG11**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**Cranbrook Lettings Ltd**  
 713 Cranbrook Rd, Ilford, IG2 6RJ  
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 Website: <https://cranbrooklettings.com/>

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- Purpose Built Flat
- Lift
- Concierge Service
- Lounge open to Kitchen
- One Bedroom
- Bathroom
- Balcony
- Close to Barking Station

Cranbrook Lettings Ltd are pleased to present this spacious one bedroom apartment on 03rd Floor in the modern building in the heart of Barking Town Centre.

This spacious apartment is located close to Barking Town Hall and is close to many facilities and local amenities within the contemporary surrounding. This property is situated minutes away from Barking Station which provides links into London. Local buses are also nearby providing convenient transport.

The apartment comprises of Spacious lounge open to kitchen, one bedroom, family bathroom and Balcony.

Entrance - Via security phone.

Lounge/Kitchen - Double glazed window to side. Wood style laminated flooring. Heating.

Kitchen: range of wall and base units. Electric cooker with extractor fan above. Plumbing for washing machine. Single bowl drainer sink unit.

Bedroom - Double glazed window to side. Fitted wardrobes. Carpeted flooring. Heating.

Bathroom - Panelled bath, wash hand basin and low flush w.c. Extractor fan.

Viewings are highly recommended.

Agents Notes:

Cranbrook Lettings is the sellers agent for this property. At the time of preparing these details we were unable to verify the lease, ground rent or maintenance (if applicable) charges. Should you proceed with the purchase of the property, these details must be verified by your solicitor. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

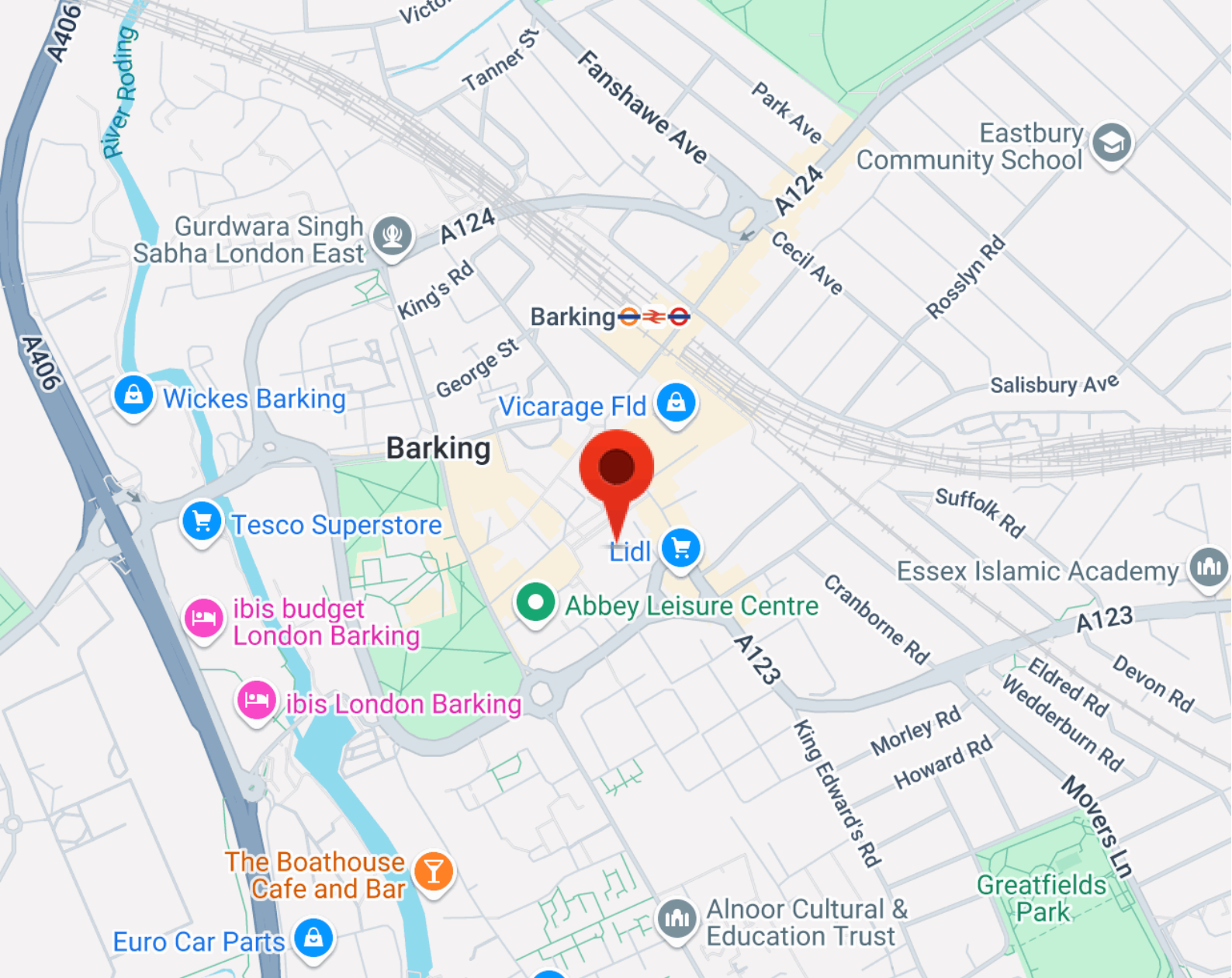
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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