



John Miller House, Minter Road, Barking

Offers Over £270,000



- A beautifully presented and fantastic size two bedroom apartment
- Constructed in 2014 by the reputable Bellway Homes
- Located on the highly desirable "Barking Riverside" development within 0.4 miles of Barking Riverside train station
- Wonderful size open plan lounge/kitchen/diner
- Large balcony providing glorious views
- Two great size double bedrooms with the master boasting an en-suite shower room
- Modern family bathroom
- Inviting entrance hallway with secure intercom entry system and lift access
- Long lease remaining of 114 years
- Gated underground parking with fob access



GUIDE PRICE - £260,000-£280,000

Nestled on the sought-after Barking Riverside development is this beautifully presented two-bedroom apartment, constructed in 2014 by the esteemed Bellway Homes. This fantastic flat offers a perfect blend of modern living and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by an inviting hallway that leads to a spacious open-plan lounge, dining area, and kitchen. This well-designed space is perfect for entertaining and everyday living, enhanced by a large balcony that invites natural light and fresh air. The apartment features two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room, providing a private retreat for relaxation.

The property also boasts a modern family bathroom, ensuring ample facilities for residents and guests alike. With a gated underground car park space accessible via fob entry, parking is both secure and convenient. The flat enjoys a long lease of approximately 114 years, offering peace of mind for future ownership.

Location is key, and this apartment does not disappoint. Situated just 0.4 miles from Barking Riverside train station, residents will find excellent transport links to London and beyond, making commuting a breeze.

In summary, this stunning two-bedroom flat on Minter Road is a rare find, combining modern amenities, a desirable location, and a welcoming atmosphere. It is a perfect opportunity for those seeking a contemporary lifestyle in a vibrant community.

Entrance hall gives access to all rooms. Two storage cupboards.

Bathroom comprises white panel bath fitted with shower and glass splash screen door, wash hand basin and WC. Part tiling to walls.

Bedroom one 14'8 max x 10'8 max. Double glazed window.

En-suite comprises shower, wash hand basin and WC. Part tiling to walls.

Bedroom two 11'5 max x 9'6 double glazed window.

Open plan lounge/diner/kitchen 31'0 max x 11'5 two double glazed windows. French double glazed doors open onto balcony 15'9 max x 5'4. Wooden style flooring.

Kitchen offers high gloss wall and base mounted units with matching storage drawers. Work surfaces with upstands housing sink drainer, Zanussi oven, electric hob and extractor hood to remain. Breakfast bar seating. Space for other appliances. Continuation of flooring.

Further Details:

Gated parking with fob access.

Allocated numbered undercover parking.

Visitor parking

Local Authority: Barking & Dagenham

Council Tax Band: C

Length of lease: Approximately 114 years remaining

Annual Service Charge: £4,200

Annual Ground Rent: £310.00

Lift access

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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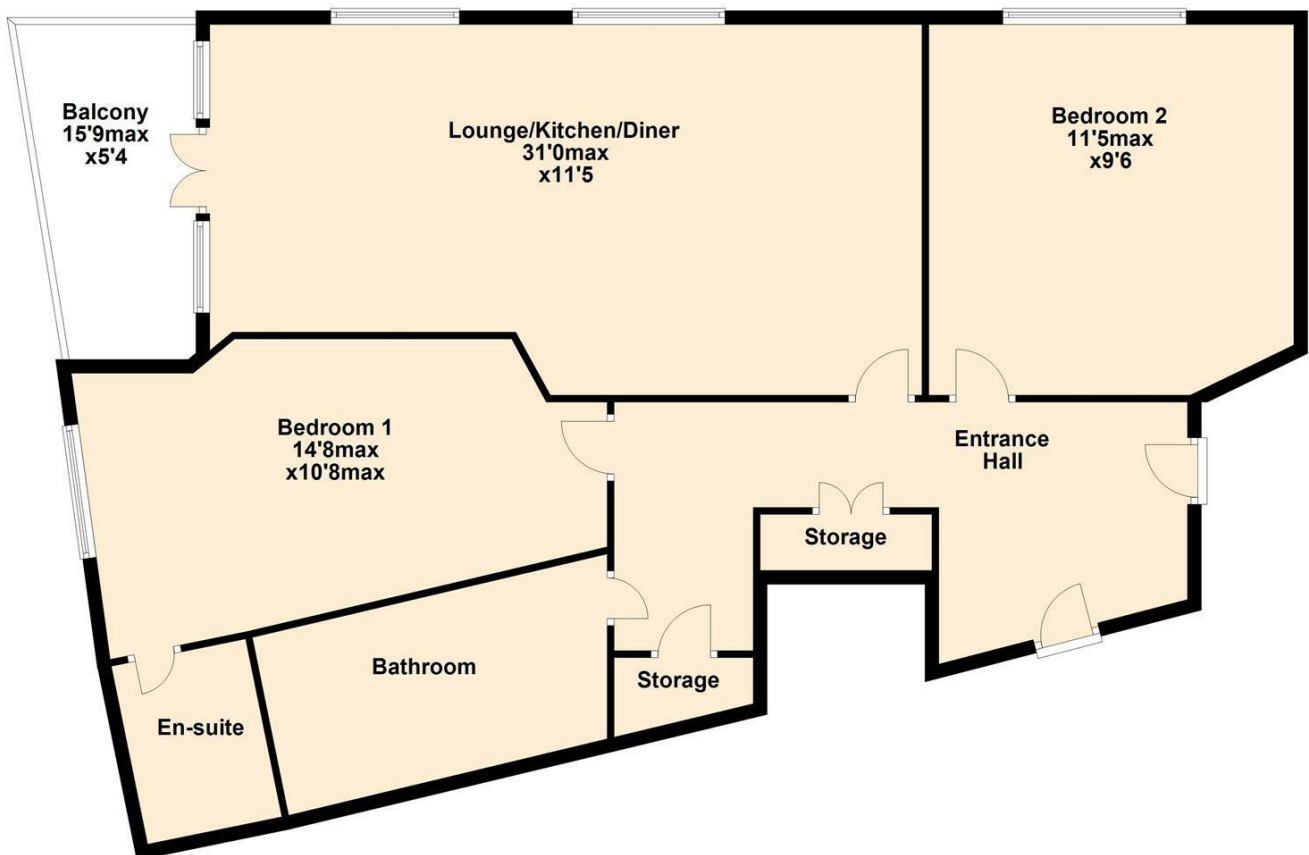
Local Life

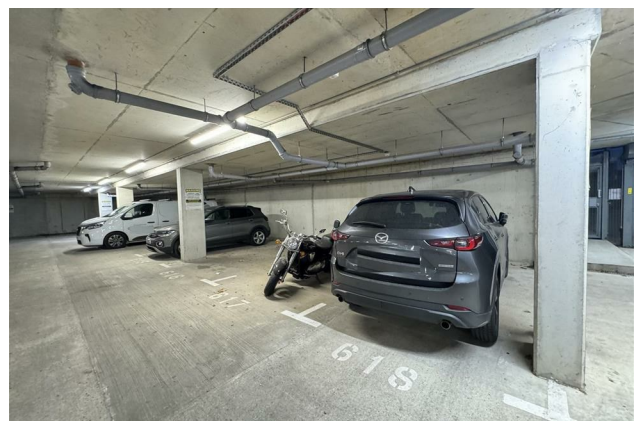
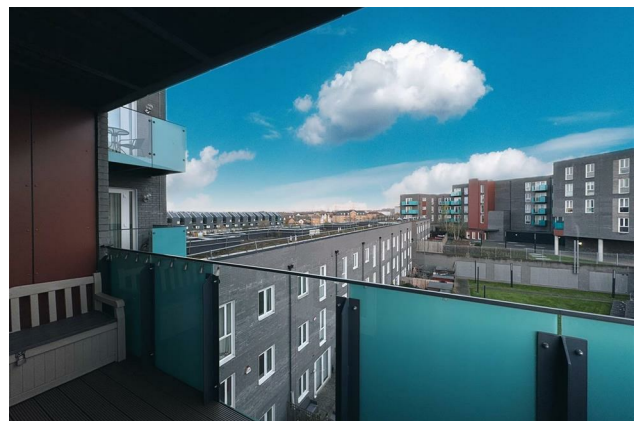
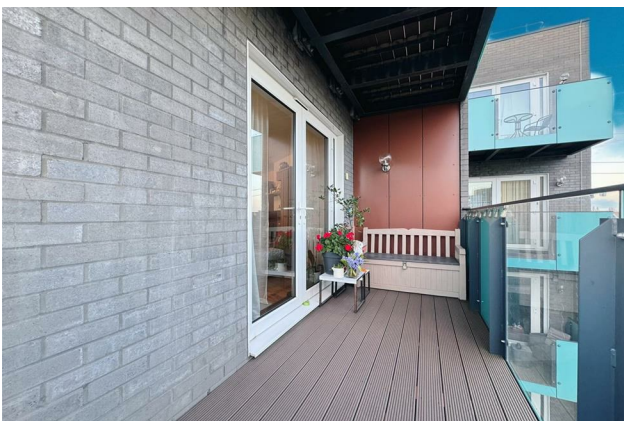
The name Barking came from Anglo-Saxon Berecingas, meaning either "the settlement of the followers or descendants of a man called Bereca" or "the settlement by the birch trees". In AD 735 the area was Berecingum and was known to mean "dwellers among the birch trees" By AD 1086, it had become Berchingae as evidenced by the manor's entry in the Domesday Book.

Excellent location for local amenities, bus routes and A13 access



Floor Plan





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