



## Runnel Court Spring Place Barking, IG11 7GF

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000. Edward Chase estate agents present this 2 bedroom 2 bathroom apartment located on Spring Place, Barking. This apartment is positioned on a high floor with great views making it an ideal residential option and a superb investment option. Spring Place is home to several local amenities & schooling options making it a popular destination for growing families. This apartment has several key features such as: - Large private communal area - Underground parking available - Semi tiled bathroom - Storage - Balcony - 2x bathrooms - Double glazed windows throughout - Gas central heating, combination boiler - 2x Spacious bedrooms - EPC Rating C - Council Tax band C - Walking distance to Barking Station & High Street Tenure: Lease term remaining: 108 years approx. Service charge: £3000 per annum Ground rent: £250 per annum Rent: current tenant is paying £1200 PCM, we estimate a market rent of £1750 PCM. Please contact

- Spacious Apartment with 2 Generous Sized Bedrooms & 2 Bathrooms
- Open Plan Kitchen Reception with Private Balcony
- This Apartment Has its Own Private Gated Parking Facility
- Master Bedroom is Fitted with an En-Suite Shower Room
- Laminate Floor Throughout with Integrated Appliances
- Ample Storage Space with Balcony Access & Private Communal Garden

**Guide Price £250,000**

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Please contact Edward Chase to schedule viewings. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward Chase estate agents Lorimer Village, Goodmayes site. **DISCLAIMER** Edward Chase estate agents is the seller's agent for this property. Your conveyance/surveyor is legally



This plan is not to scale and must be used as a guide only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.