



SPENCER JAMES
RESIDENTIAL

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**** Two Bedrooms, Two Bathrooms ****

**** Spacious Living Area ****

**** Large Patio ****

**** Allocated Parking ****

**** Ample Storage ****

**** Walking Distance to Station ****

**** EPC: B / Council Tax Band: C ****

**** Floor Area: 823 Sq/Ft (76.5 Sq/M) ****



Beach House, Sackett Road, Barking, IG11 £255,000 Leasehold

This modern two-bedroom two bathroom ground floor apartment is located in the popular Barking Riverside development. Internally the property comprises of a large open plan living room and kitchen, two double bedrooms with the master benefitting from an en-suite shower room, further bathroom and private patio. Externally the property boasts allocated parking and is located within walking distance of Barking Riverside Station with easy links to the Elizabeth Line. There are a range of amenities on your doorstep as well as local Schools.

Entrance Hall

Wall mounted radiator, carpet flooring, door to airing cupboard housing boiler, doors to all rooms, second storage cupboard providing storage and has plumbing for washing machine.

Lounge/Diner

Wall mounted radiator, double glazed window and twin doors to front giving access to balcony, laminate flooring, open plan to kitchen.

Kitchen

Range of eye and base level units, sink with mixer tap over, four ring gas hob with extractor fan over, electric oven, space for fridge freezer, open plan to lounge.

Bedroom One

Carpet flooring, double glazed window to rear, wall mounted radiator, door to en-suite

En-suite

Three piece suite comprising of low level wc, wash hand basin with mixer tap over, shower cubicle.

Bedroom Two

Carpet flooring, wall mounted radiator, double glazed window to rear.

Family Bathroom

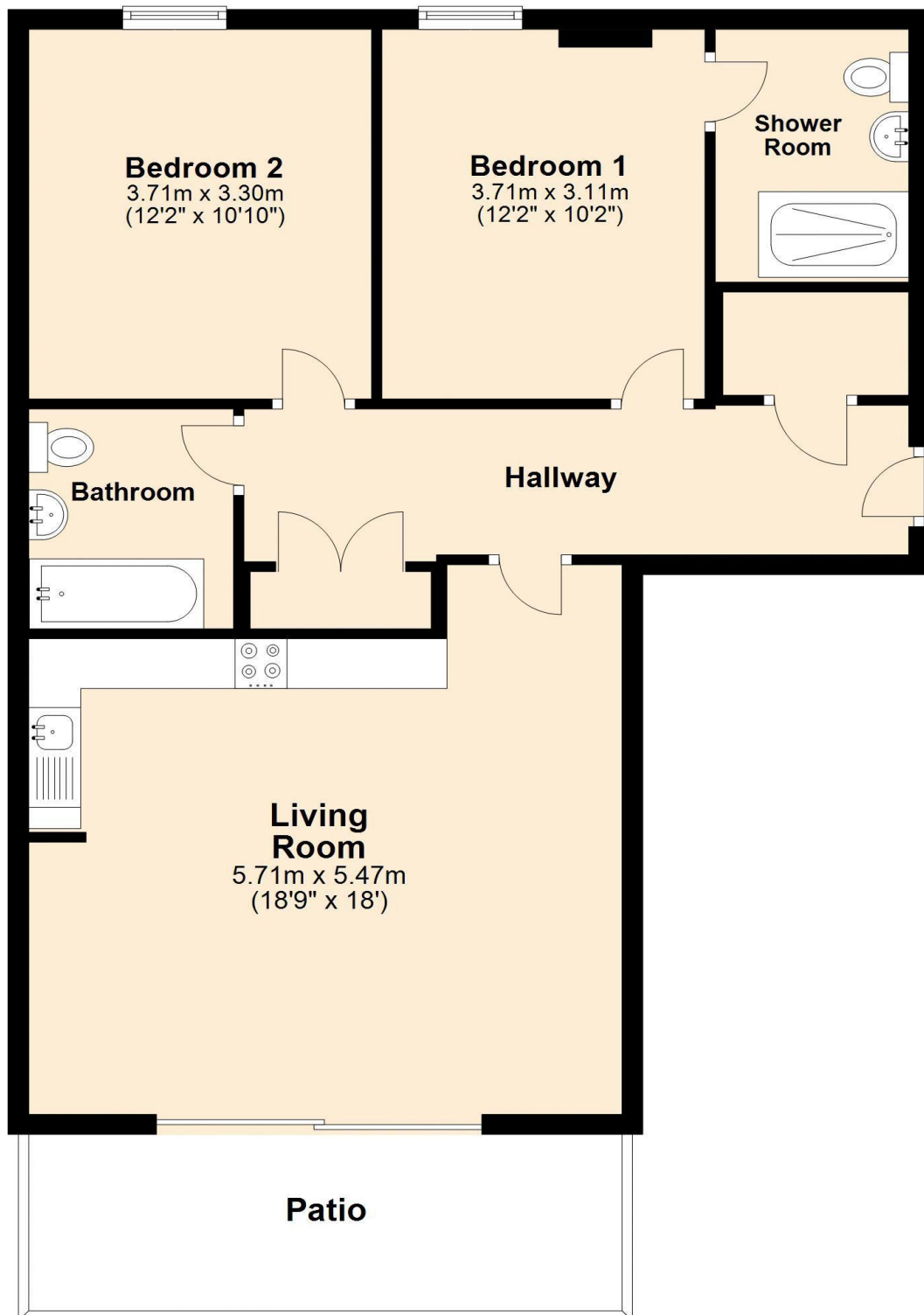
Three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over with shower attachment and screen.

Lease Information

Lease	110 unexpired
Ground Rent	£370 per annum
Service Charges	£3,210 per annum
ESW1	B1 Feb 2025

Ground Floor

Approx. 76.5 sq. metres (823.0 sq. feet)



Total area: approx. 76.5 sq. metres (823.0 sq. feet)

