



SPENCER JAMES
RESIDENTIAL

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**** One Bedroom Apartment ****

**** Allocated Gated Parking ****

**** Second Floor ****

**** Lease Term Remaining - 131 Years ****

**** Spacious Open Plan Reception ****

**** Balcony with River Views ****

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

**** Floor Area - 520 Sq/Ft (48.4 Sq/M) ****



Highbridge Road, Barking, IG11

£239,995 (Leasehold)

This one bedroom apartment is located on the second floor of a popular riverside development with secure allocated parking included.

Internally the property boasts a spacious open plan living room and kitchen, double bedroom, bathroom and a spacious secluded balcony boasting views over the River Roding.

The property further benefits from lift access, gas central heating and 131 years remaining on the lease.

Accommodation Comprises:

Hallway

Telephone entry point, radiator, storage cupboard.

Open Plan Living Room and Kitchen 18' 7" x 14' 6" (5.66m x 4.42m)

Double glazed sliding doors and windows to balcony, two radiators, laminate wood effect flooring.

Kitchen Area

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob and extractor, space for washing machine and fridge freezer.

Bedroom 13' 0" x 9' 1" (3.96m x 2.77m)

Double glazed door and windows to Juliet balcony, radiator, carpeted flooring.

Bathroom 9' 1" x 5' 8" (2.77m x 1.73m)

Three piece suite comprising a panelled bath and shower attachment, low level wc and pedestal hand wash basin. Part tiling and vinyl flooring.

Secure Allocated Parking

Lease Details

Service Charge - £4281 (Includes Heating)

Ground Rent - £150 Per Annum

Lease Length - 150 Years from 2006

Second Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 48.4 sq. metres (520.6 sq. feet)



