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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*" (5.66*m 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



Balcony Open Plan Living Room and Kitchen 5.66m x 4.43m (18'7" x 14'6") ŧ 00 Bathroom -Hall Bedroom 3.96m x 2.78m (13' x 9'1")

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

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





























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