



SPENCER JAMES
RESIDENTIAL

8 Hartlepool Court | London E16 2RL
T: +44 (0) 20 7474 3636
E: mail@spencer-james.co.uk
www.spencer-james.co.uk



**** One Double Bedroom ****

**** Second Floor ****

**** Bright Open Plan Living Room and Kitchen ****

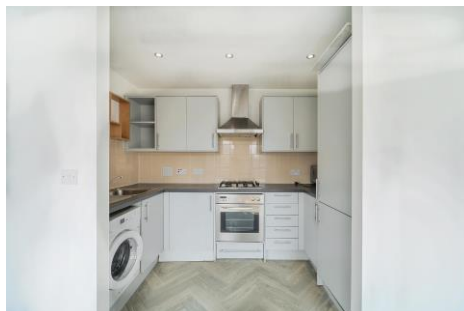
**** Secure Underground Parking ****

**** Lift Access ****

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

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

**** Floor Area: 484 Sq/Ft (45 Sq/M) ****



**Cambridge Road, Barking, IG11
(Leasehold)**

Offers in Excess of £200,000

Located within a stones throw of Barking Station is this second-floor apartment with a parking space located in a secure underground car park, a valuable addition in such a prime location.

Internally the property boasts an opening plan living room and fitted kitchen benefitting from an abundance of natural light, a spacious double bedroom, and family bathroom.

Externally there is lift access, one secure underground parking space and a communal roof terrace.

Further benefits include gas central heating, double glazing with the added benefit of being freshly decorated with new carpets and vinyl flooring.

The property is located within convenient walking distance of Barking Station and Barking Town Centre offering a range of shops and restaurants.

Accommodation Comprises:

Entrance Hall

Cupboard housing boiler and hot water tank, carpeted flooring.

Open Plan Living Room

Three double glazed windows to front aspect, two radiators, carpeted 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, extractor, fridge freezer and washing machine. Vinyl flooring.

Bedroom

Two double glazed windows to front aspect, radiator, carpeted flooring.

Bathroom

Three-piece suite comprising a bath with shower attachment, low level wc and pedestal hand wash basin. Heated towel rail, vinyl flooring.

Externally

Secure parking for one vehicle, communal roof terrace, lift access.

Lease Details

Lease Remaining: 101 Years

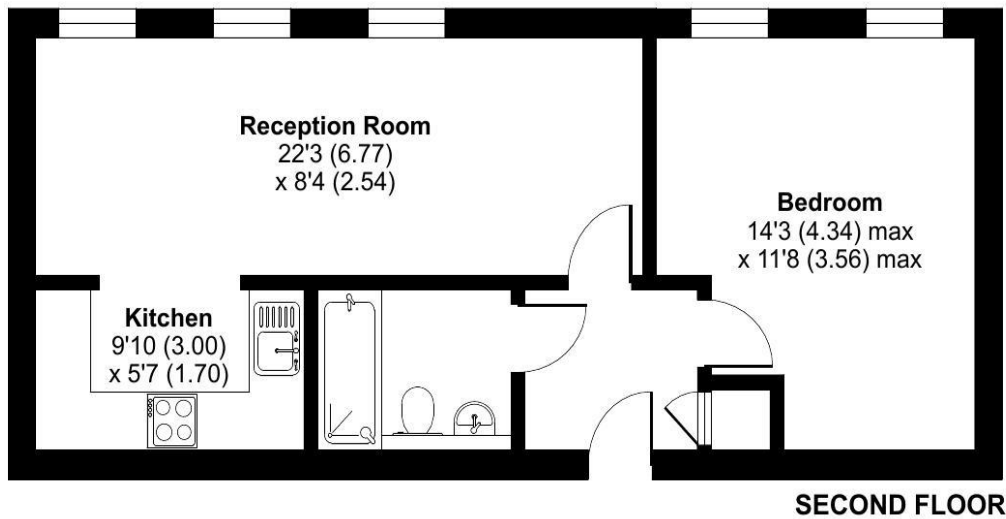
Service Charge: £3249 per annum

Ground Rent: £250 per annum

Cambridge Road, Barking, IG11

Approximate Area = 484 sq ft / 45 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Spencer James Residential. REF: 1304786





