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Looking for your first property or a buy to let investment? LOOK NO FURTHER! Kurtis Property are pleased to offer for sale this first floor two bedroom flat in Longbridge Road, Barking (on the junction of Upney Lane). Being sold CHAIN FREE and having undergone recent refurbishment, this larger than average flat also boasts a fitted kitchen, lounge, bathroom, separate WC and balcony.

Conveniently positioned on the doorstep of local amenities, transport links and parks plus only a short walk from, outstanding schools, places of worship and Barking Town Centre.

CONTACT US NOW to view and avoid missing out!

EPC Rating: D
Council Tax Band: B
Lease Term Remaining: 90 Years
Service Charge: £1435 per annum
Ground Rent: £10 Per annum

Hallway

Laminate effect wood flooring. Radiator. Entry phone system. Two storage cupboards. Door leading to

Bedroom 1

3.48 x 3.46 (11'5" x 11'4")
Triple glazed window to front. Radiator.



Lounge

4.42 x 3.35 (14'6" x 10'11")
Duel aspect Upvc double glazed windows. Laminate effect wood flooring. Two radiators. Upvc door leading to private balcony.

Bedroom 2

3.46 x 3.03 (11'4" x 9'11")
Triple glazed window to front. Radiator. Laminate effect wood flooring. Fitted Wardrobe

Kitchen

3.08 x 3.00 (10'1" x 9'10")
Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs and flooring. Spaces for washing machine, cooker and fridge freezer. Radiator. Cupboard housing combi boiler. Upvc window to rear. Upvc door to private balcony.

Bathroom

2.23 x 2.14 (7'3" x 7'0")
Panel enclosed bath with mixer taps and shower attachment. Inset wash hand basin with cupboard under. Tiled splash backs and flooring. Chrome effect heating towel rail. Shaving point. Obscure glazed Upvc window to rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- CHAIN FREE
- POPULAR LOCATION
- FIRST FLOOR
- RECENTLY REFURBISHED
- BALCONY
- SEPARATE WC
- NEAR TRANSPORT LINKS AND LOCAL AMENITIES
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT