



Poseidon Court, Spinnaker Close, Barking, IG11 0GR

welcome to

Poseidon Court, Spinnaker Close, Barking

Two Bedroom First Floor Flat situated on the Popular Barking Riverside and being within easy access of Bus Routes and the A13.
The Property comprises Two Double Bedrooms, a Kitchen, Bathroom and a Spacious Living Room with Balcony.

Lounge

15' x 10' 1" (4.57m x 3.07m)

Balcony

Kitchen

9' x 7' (2.74m x 2.13m)

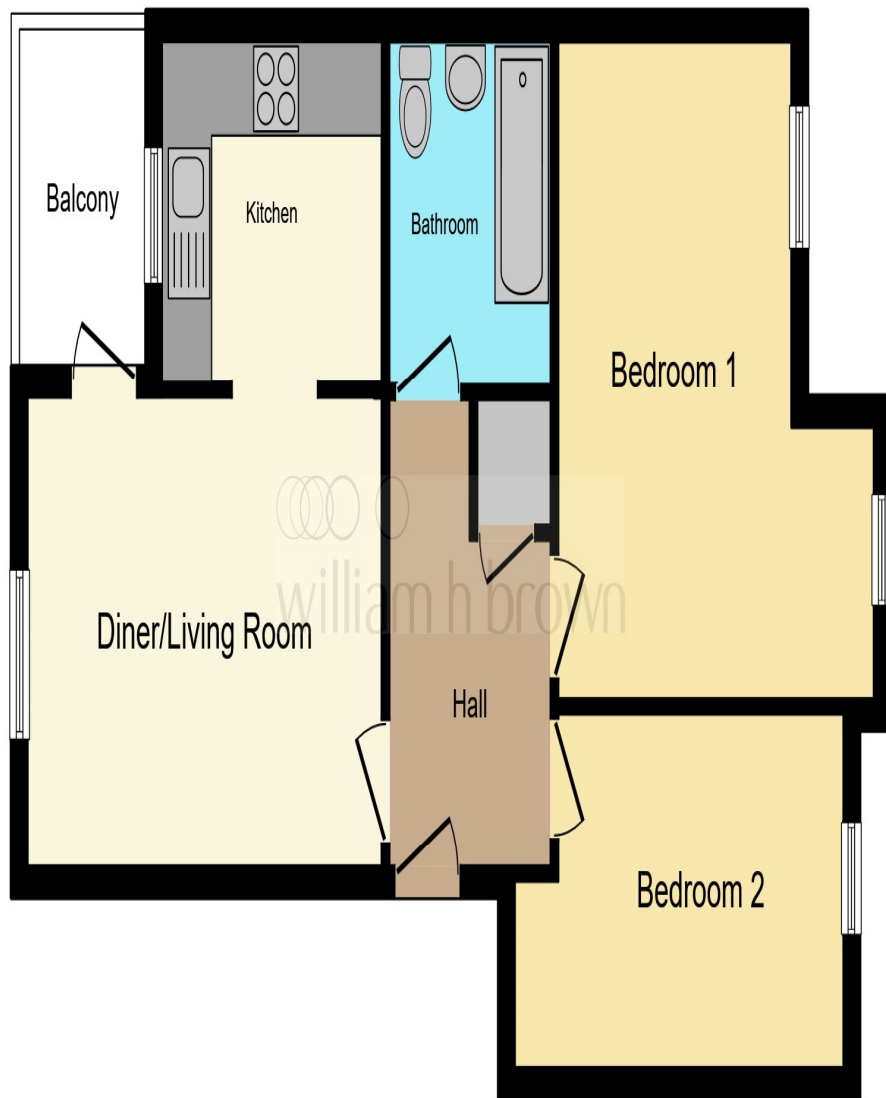
Bathroom

Bedroom One

14' 11" x 12' 10" (4.55m x 3.91m)

Bedroom Two

13' 1" x 7' 1" (3.99m x 2.16m)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

**Poseidon Court, Spinnaker Close,
Barking**

- TWO BEDROOM FLAT
- FIRST FLOOR
- NO LIFT
- BALCONY
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000

PUBLIC NOTICE

ADDRESS: Flat 9 Poseidon Court, Spinnaker Close, Barking,
Essex, IG11 0GR

We are acting in the sale of the above property and have
received an offer of £233,000

Any interested parties must submit any higher offers in writing
to the selling agent before an exchange of contracts takes
place

EPC Rating: C

view this property online williamhbrown.co.uk/Property/BKG104960



Property Ref:
BKG104960 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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