

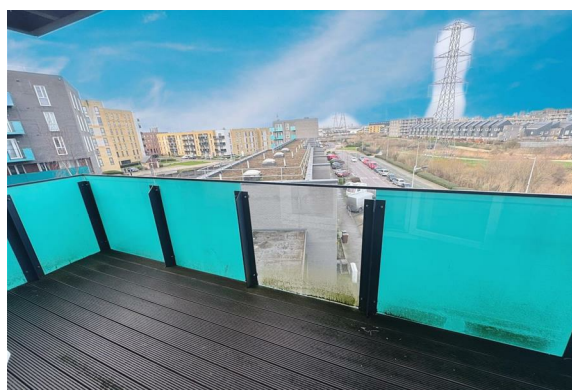
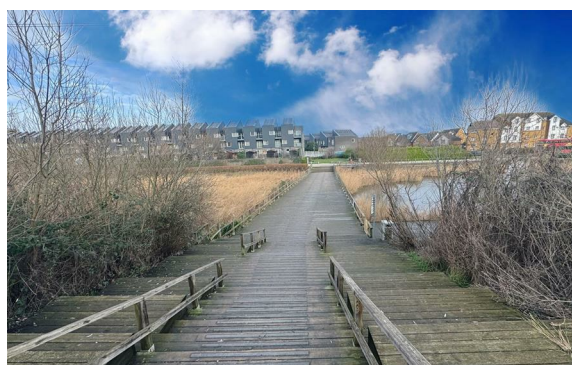


Minter Road, Barking

Guide Price £300,000



- Well presented and very spacious 2nd floor flat
- Enjoy lovely walks and views
- Easy access to A13/M25 road links
- Allocated parking
- Approximately 0.4 miles to Barking Riverside railway station
- Ideal location for local shops, schools and amenities
- Block provides lift service
- Entrance hall, two bedrooms, shower room, bathroom and open plan kitchen/diner/lounge with access to balcony
- Lease remaining approximately 113 years, square footage approximately 980



GUIDE PRICE - £300,000 - £325,000

Located on Minter Road in Barking, this well-presented and spacious second-floor flat offers a delightful living experience. Boasting two generously sized bedrooms and two modern bathrooms, this property is perfect for individuals or small families seeking comfort and convenience.

The flat features a charming balcony that provides lovely views, ideal for enjoying a morning coffee or unwinding after a long day. The spacious lounge/diner/kitchen is inviting and offers ample space for relaxation and entertaining guests. The property is designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

Conveniently located, this flat is easily accessible to the A13 and M25 road links, making commuting a breeze. Local amenities, including shops and schools, are just a stone's throw away, ensuring that all your daily needs are met within close proximity. For those who prefer public transport, Barking Riverside railway station is approximately 0.4 miles away, providing excellent connections to the wider area.

The block is equipped with a lift service, adding to the convenience of this lovely home. With 113 years remaining on the lease, this property presents a fantastic opportunity for both first-time buyers and investors alike. Enjoy the perfect blend of comfort, accessibility, and community in this charming Barking flat.

Communal entrance hall with stairs and lift service to all floors.

Spacious entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises white shaped bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls. Tiled flooring.

Shower room comprises shower, WC and wash hand basin. Part tiling to walls. Tiled flooring.

Bedroom one 17'7 x 14'9 built in wardrobe. Double glazed window.

Bedroom two 13'7 x 9'4 double glazed window.

Large open plan lounge/diner/kitchen 28'1 x 16'1 gives access to balcony. Double glazed window. Wooden style flooring.

Kitchen offers a range of high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Space for other appliances. Continuation of flooring.

Balcony offers far reaching views.

Allocated parking.

Further Details:

Length of Lease: Approximately 113 years remaining.

Annual Service Charge: £3,900

Ground Rent: tbc

Council Tax Band: C

Local Authority: Barking & Dagenham

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Colubrid.co.uk

Local Life

The name Barking came from Anglo-Saxon Berecingas, meaning either "the settlement of the followers or descendants of a man called Bereca" or "the settlement by the birch trees". In AD 735 the area was Berecingum and was known to mean "dwellers among the birch trees" By AD 1086, it had become Berchingae as evidenced by the manor's entry in the Domesday Book.
Excellent location for local amenities, bus routes and A13 access



Floor Plan

