



Breacher House, Handley Page Road, Barking

Guide Price £230,000



- No onward chain
- A beautifully presented and fantastic size one bedroom apartment
- Constructed in 2018 with a long lease of approximately 115 years remaining
- Excellent size living space throughout
- Lovely size lounge with its own balcony
- Modern kitchen and modern bathroom
- Large bedroom with fitted wardrobes
- Covered underground parking with allocated parking space
- Lift access and secure intercom entry system
- Surrounded by green spaces including childrens play area's



GUIDE PRICE £230,000 - £250,000.

Welcome to Breacher House, a beautifully presented one-bedroom apartment located on Handley Page Road in Barking. Constructed in 2018, this flat offers a fantastic living space with a long lease of approximately 115 years remaining, making it an excellent investment for both first-time buyers and those looking to downsize whilst being sold with the advantage of no onward chain.

As you enter the apartment, you are greeted by an inviting entrance hallway that leads to a spacious lounge, complete with its own balcony, perfect for enjoying a morning coffee or evening relaxation. The stunning kitchen is designed with modern living in mind, providing both functionality and style. The apartment also features a contemporary bathroom and a generously sized bedroom, which benefits from fitted wardrobes, ensuring ample storage space.

Residents will appreciate the convenience of a covered underground car park with an allocated parking space, as well as well-maintained communal areas. The property is equipped with lift access and a secure intercom entry system, enhancing both comfort and security.

Surrounded by green spaces, including a children's play area, this apartment is ideal for those who enjoy outdoor activities or simply wish to unwind in a tranquil environment. Breacher House offers a perfect blend of modern living and community spirit, making it a delightful place to call home. Don't miss the opportunity to view this exceptional property.

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Utility cupboard.

Bathroom comprises white panel bath, wash hand basin and WC. Part tiling to walls.

Bedroom 13'4 x 11'8 max. Double glazed window. Fitted wardrobes.

Lounge/diner 13'7 x 12'2 French double glazed doors open onto the spacious balcony.

Open plan kitchen 10'2 x 8'5 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Zanussi oven, four ringed gas hob, extractor hood and fridge/freezer to remain.

The property has allocated underground parking space

Further Details:

4th floor

Lift access

Viessmann Combination boiler

Length of Lease: 115 years remaining

Annual Ground Rent: £300.00

Annual Service Charge: £2,500

Freeholder: tbc

Council Tax Band: B

Local Authority: Barking & Dagenham

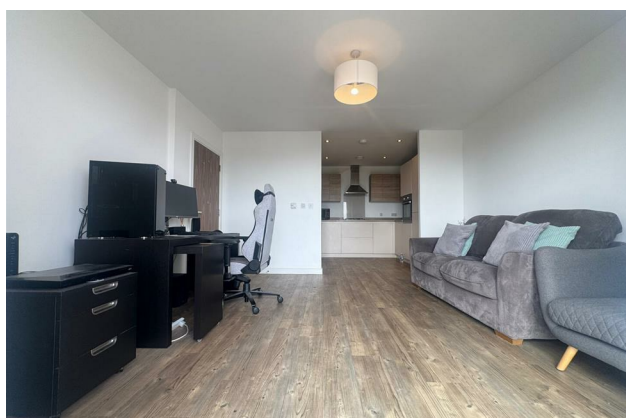
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Local Life

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

