

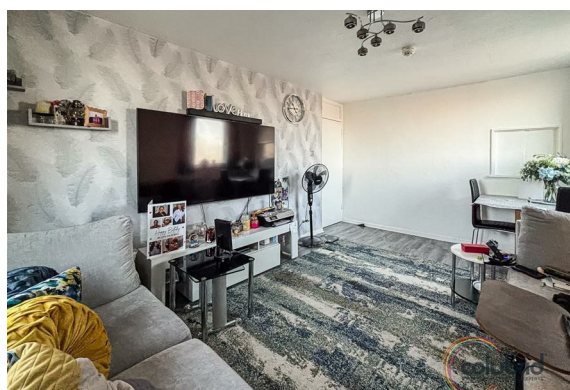


Mersea, 104 Harts Lane, Barking

Offers Over £200,000



- 9th-floor, 2nd-bedroom apartment
- Concierge service in the block
- 2 parking spaces (only £36 annually)
- Plenty of storage throughout
- Spacious bedrooms
- Modern fitted kitchen
- Recently refurbished bathroom
- Bright and airy living area with great natural light
- Secure entry system
- Excellent transport links nearby



Nestled in the charming area of Mersea, this delightful flat at 104 Harts Lane, Barking, offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The flat features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy atmosphere throughout.

The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient. The property is situated in a desirable location, with local amenities, parks, and transport links within easy reach, making it an excellent choice for those who value accessibility and community.

This flat presents a wonderful opportunity for anyone looking to settle in a vibrant area while enjoying the tranquillity of home. Whether you are a first-time buyer or seeking a rental property, this flat is sure to meet your needs. Do not miss the chance to make this charming flat your new home.

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

Bathroom comprises white shaped bath fitted with shower. Vanity wash hand basin and WC. Tiling to walls. Obscure double glazed window.

Bedroom one 12'5 x 12'1 double glazed window.

Bedroom two 12'5 x 9'4 two double glazed windows.

Kitchen 16'9 x 6'7 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Wooden style flooring.

Lounge 16'0 x 11'4 dual aspect double glazed windows. Colour washed wooden style flooring.

THE SMALL PRINT:

Council Tax Band: B

Local Authority: Barking & Dagenham

Service Charge: £2,500.00

Annual Ground Rent: £10.00

Length of Lease: 116 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



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Floor Plan

