



Abbey Road

, Barking, IG11 7BF

£190,000

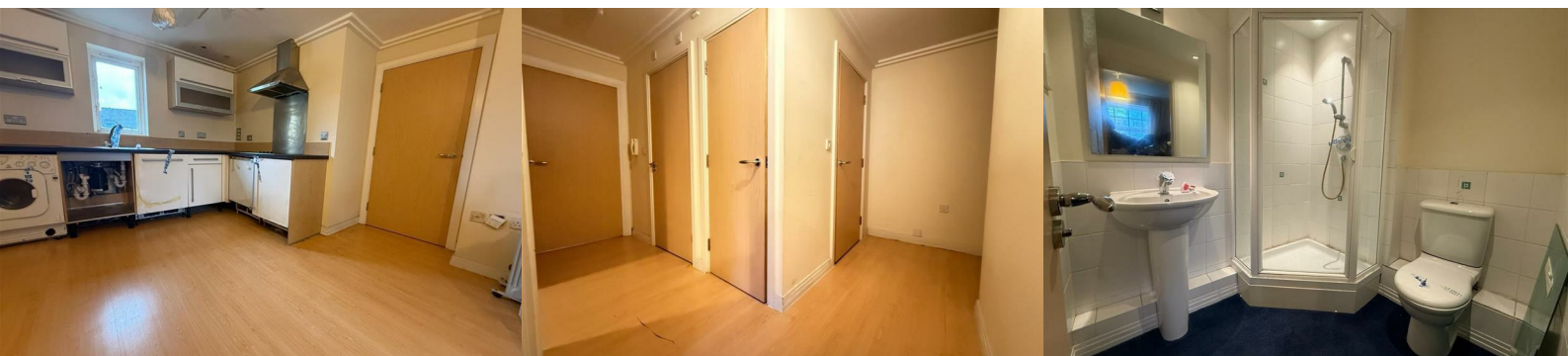


CASH BUYERS

Nestled on the renowned Abbey Road in Barking, this charming second-floor flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The two bathrooms provide ample facilities, ensuring that morning routines run smoothly and comfortably. The modern design and thoughtful layout create an inviting atmosphere throughout the flat, making it a perfect retreat after a busy day.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, parks, and public transport links, making commuting and daily errands a breeze.



ENTRANCE

lift to second floor.

LOUNGE/KITCHEN 20'2" x 13'0" (6.16m x 3.97m)

Range of wall and base units. Electric cooker with extractor fan above. Further access to the balcony area.

BEDROOM ONE 10'4" x 9'10" (3.16m x 3.02m)

Double glazed window to side. Heater.

EN-SUITE 6'6" x 5'8" (1.99m x 1.74m)

Shower cubicle, wash hand basin and low flush w.c.

BEDROOM TWO 9'10" x 9'8" (3.02m x 2.95m)

Double glazed window to side. Heater.

BATHROOM 8'2" x 6'3" (2.50m x 1.93m)

Panelled bath, wash hand basin and low flush w.c.

EXTERIOR

Parking for one car.

AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

Client Money Protection

We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website: <https://www.sandradavidson.com/>

Redress

We hold independent redress with The Property Ombudsman

SELLERS NOTE

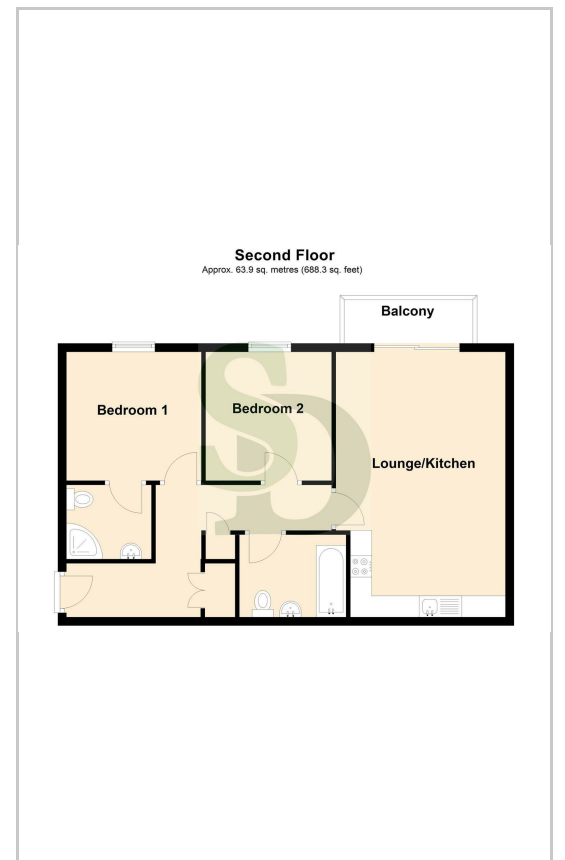
-Seller advised the property is sold as seen.

-The solicitors confirmed that "The lease states that the customer has the right to use the garage marked G82 on the plan, or such alternative garage as may be notified to the tenant by the landlord."

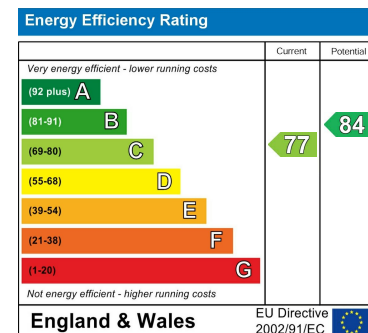
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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