



**Hepworth Court, Hepworth Gardens, Barking, IG11 9AZ**

*welcome to*

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ONE BEDROOM Top Floor Flat set in a Purpose Built Block within the Leftley Estate with Lovely Views of Mayesbrook Park and easy access to Upney Station and Bus Routes.



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With Over 105 Years Remaining on its Lease, the property comprises a Good Sized Lounge, Well-Proportioned Kitchen and a Double Bedroom.

This Flat has No Heating and Requires Full Refurbishment, although it Presents a Great Investment Opportunity.

\*CASH BUYERS ONLY\*

**Hallway**

**Lounge**

**Kitchen**

**Double Bedroom**

**Bathroom**



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welcome to

## Hepworth Court, Hepworth Gardens, Barking

- WILLIAM H BROWN BARKING EXCLUSIVE
- \*CASH BUYERS ONLY\*
- INVESTMENT OPPORTUNITY
- REQUIRES REFURBISHMENT, WITH NO HEATING
- CLOSE TO UPNEY STATION

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: 3478.28

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Feb 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BKG105631 - 0003

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**  
Incorporating  
**Porter  
Glenny**



**020 8594 3017**



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