



1 Arboretum Place, Barking, IG11 7GS Offers in excess of £160,000

NO ONWARD CHAIN - UPPER FLOOR APARTMENT

An attractive one bedroom, one bathroom third floor apartment situated in the popular Cutmore Ropeworks development at Barking Central. Arboretum Place is well located within a five minute walk to Barking Underground Station, offering access to the City via the District, Circle and Hammersmith & City lines connecting to various parts of the city. Immediate amenities include an on site Tesco together with a number of restaurants, pubs and shops, making this a fantastic purchase opportunity.

Offering approx. 415 Sq Ft / 38.55 Sq M of modern living space which briefly comprises a bright and spacious living/kitchen with balcony, a double bedroom and a bathroom. The property also benefits from lift access, and daytime concierge service. Ideal for first time buyers, professionals and investors looking for a centrally located, low-maintenance home with excellent commuter links.



Leasehold Information

132 years remaining on the lease
Ground rent: £200 per annum
Maintenance charge: £2354 per annum
This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 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 will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		

