



## 27 Barton Meadows, Barkingside, Essex IG6 1JQ

\*\*\* OFFERED WITH NO ONGOING CHAIN \*\*\* £300,000 - £325,000 \*\*\*. Arbon & Miller are pleased to offer this SPACIOUS two bedroom ground floor flat situated within this popular development situated directly off Brandville gardens. The property is conveniently positioned within walking distance to Barkingside High Street with its wide variety of shops, restaurants, cafes and local amenities and within 0.8 miles of Barkingside Central Line Station which offers direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. The property boasts spacious living accommodation throughout consisting of 16ft<sup>2</sup> Lounge, fitted Kitchen, two bedrooms and Bathroom. Externally, there are communal gardens and Garage en-bloc. We highly anticipate an internal inspection to appreciate the properties many key features.

### COMMUNAL ENTRANCE HALL

Entry phone system. Door to:

### ENTRANCE HALL 13'7 x 5' (4.14m x 1.52m)

Storage cupboard, laminated wood strip flooring, radiator, entry phone system, airing cupboard, doors to:

### LOUNGE 16'3 x 11'9 (4.95m x 3.58m)

Three light double glazed window with fanlights over, four wall light points, coved cornice, low level radiator, double radiator.

### KITCHEN 10'4 x 8'8 (3.15m x 2.64m)

Range of wall and base units, working surfaces, cupboards and drawers, sink unit with mixer tap, gas cooker point, tiled splashbacks, low level radiator, plumbing for washing machine, recess for fridge/freezer, two light double glazed window with fanlights over.

### BEDROOM ONE 15'7 x 10'2 (4.75m x 3.10m)

Two light double glazed window with fanlights over, low level radiator, double radiator, fitted wardrobes to one wall, coved cornice.

### BEDROOM TWO 15'2 x 8'9 (4.62m x 2.67m)

Two light double glazed window with fanlights over, double radiator, wall mounted boiler.

### WET ROOM 6'9 x 5'5 (2.06m x 1.65m)

Electric shower unit with hand held shower attachment, wash hand basin with mixer tap, low level wc, double radiator, extractor fan, obscure double glazed window with fanlight over, tiled walls.

### COMMUNAL GROUNDS

Surrounding communal grounds.

### GARAGE

In block.

### LEASE

943 years remaining. Share of Freehold.

### SERVICE CHARGE

£140.00 per month

### COUNCIL TAX

London Borough of Redbridge - Band D

### AGENTS NOTE (LEASE ETC)

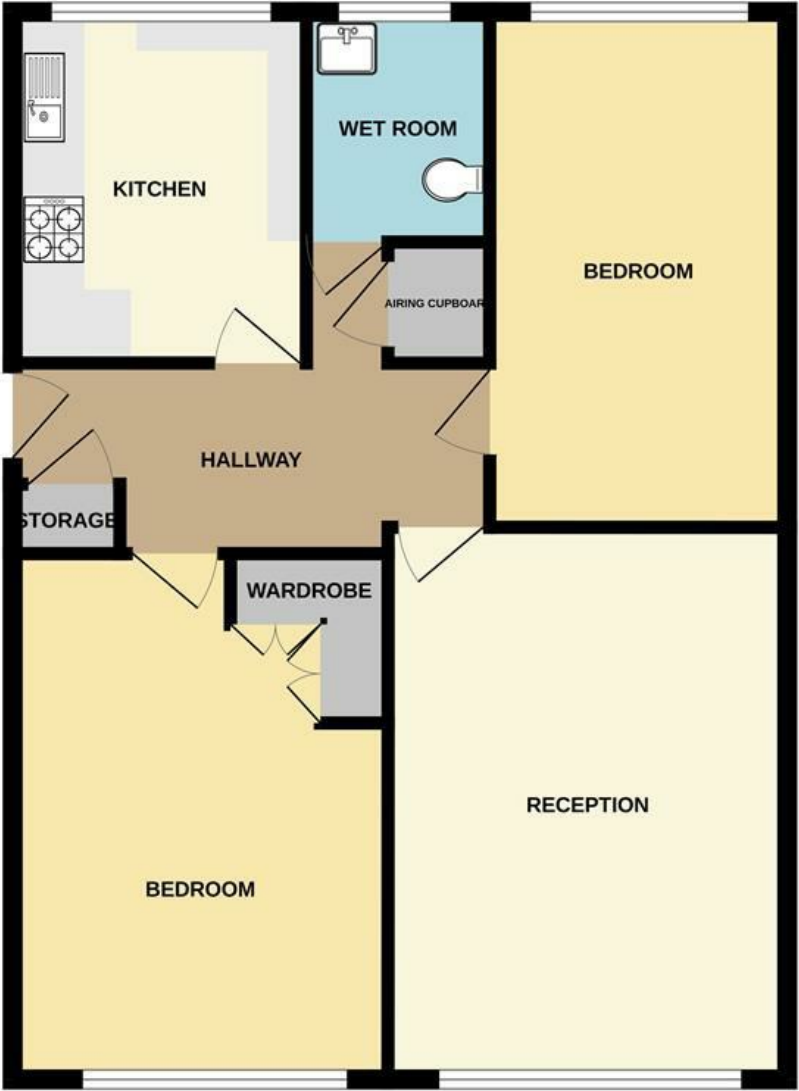
The above details have been provided in good faith and will need to be verified by the respective solicitors.

### AGENTS NOTE

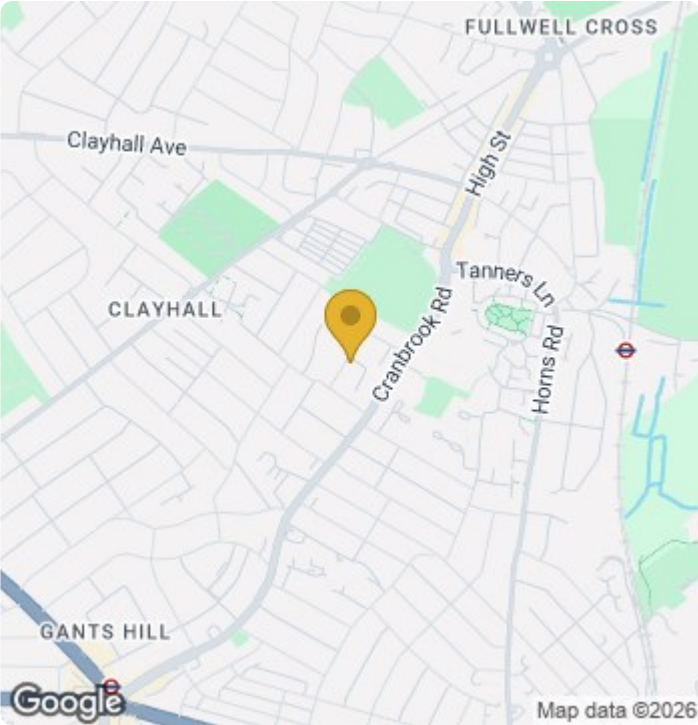
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         |                                                                                                               |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   | 71      | 80                                                                                                            |
| (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  |

