



SPENCER JAMES
RESIDENTIAL

8 Hartlepool Court | London E16 2RL
T: +44 (0) 20 7474 3636
E: mail@spencer-james.co.uk
www.spencer-james.co.uk



**** Second Floor Two Bedroom Apartment ****

**** Offered Chain ****

**** Floor Area: 860sq ft ****

**** High Ceilings ****

**** Double Glazed Windows ****

**** Offered Chain Free ****

**** Bright Open-Plan Living Room & Kitchen ****

**** Close To Shops/Transport Links/Local Amenities**



East Street, Barking

£215,000 Leasehold

Situated within easy walking distance of Barking Station and the town centre is this well-presented two-bedroom second-floor flat offers bright and spacious accommodation, making it an ideal purchase for first-time buyers or investors. The property comprises a bright open-plan living room and fitted kitchen, benefiting from high ceilings and an abundance of natural light. There are two well-proportioned double bedroom and a family bathroom.

The flat is presented in good condition throughout and is ready for immediate occupation. Forming part of a small development of four flats, the property benefits from having no management company or managing agent fees. Buildings insurance and shared building costs are apportioned between the four flats.

Barking Station offers excellent transport links via the District, Hammersmith & City, London Overground and National Rail services, providing convenient access to the City, Canary Wharf and Central London. A wide range of shops, restaurants, supermarkets, and local amenities can also be found nearby. This property represents an excellent opportunity to acquire a well-located flat with a long lease and straightforward management arrangements. Early viewing is highly recommended.

Entrance Hall

Carpet flooring, wall mounted electric radiator, door to all rooms, door to airing cupboard housing hot water tank.

Lounge/Diner

Carpet flooring, wall mounted electric radiator, double glazed window to front, open plan to kitchen

Kitchen

Laminate flooring, double glazed window to front, range of eye and base level units, sink with mixer tap over, four ring electric hob with extractor fan over, electric oven.

Bedroom One

Carpet flooring, wall mounted electric radiator, double glazed window to front.

Family Bathroom

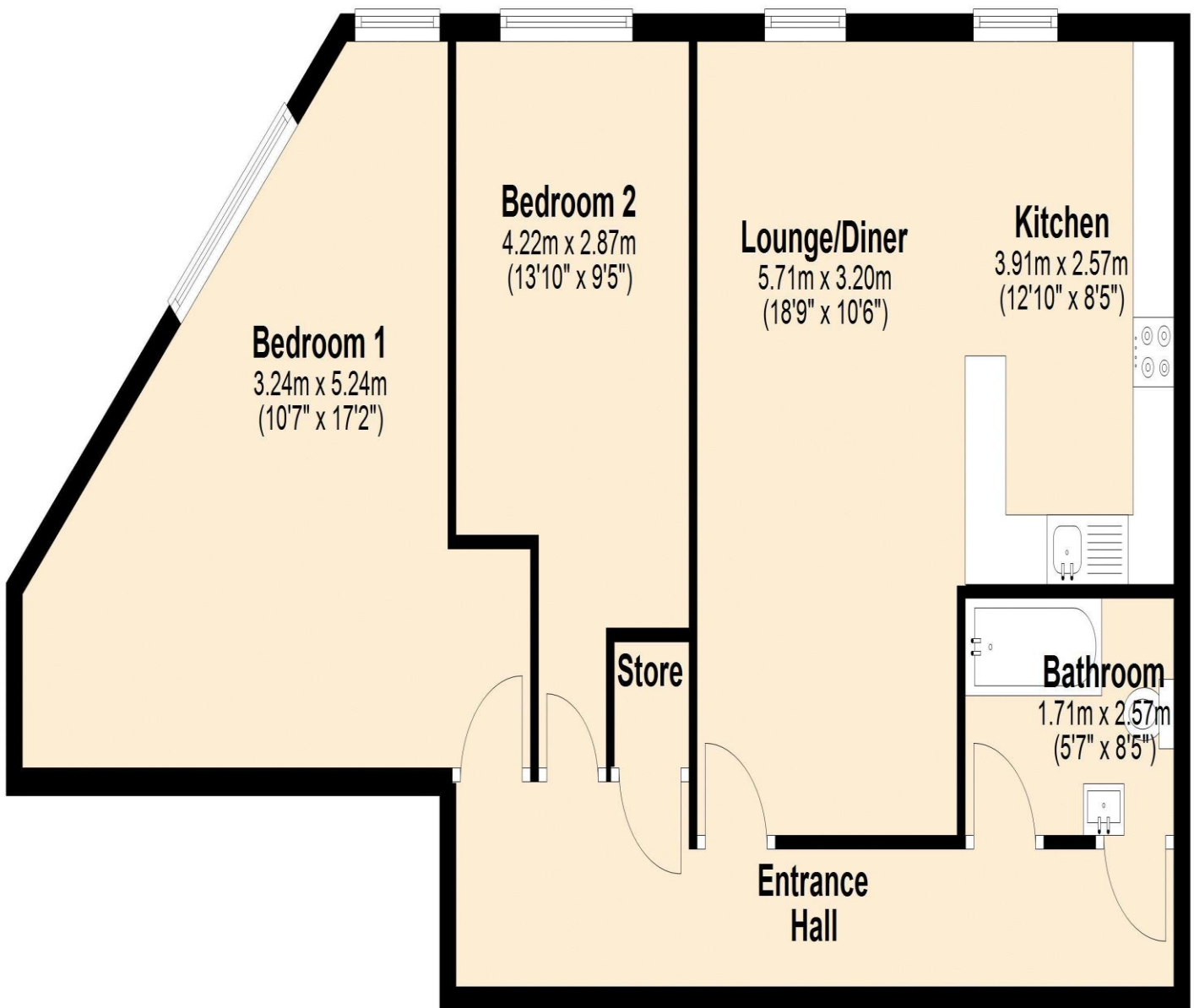
Three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over with shower tap over, tiled flooring or splash back

Bedroom Two

Carpet flooring, wall mounted electric radiator, double glazed window to front.

Second Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 sq. feet)

