



**Flat 11, Brook Court Spring Place, Barking, IG11 7GH**

**£200,000**

- One bedroom Flat
- Spacious lounge kitchen area
- Located in Spring Place
- Easy access to transport
- First floor
- Balcony
- Close to Barking amenities
- Guide price £200,000 - £220,000

# Flat 11, Brook Court Spring Place, Barking IG11 7GH

Nestled in the charming area of Spring Place, Barking, this delightful house offers a perfect blend of modern living and comfort. With a well-designed layout spanning 592 square feet, this property is ideal for individuals or couples seeking a cosy home.

The residence features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is equipped with contemporary fixtures, catering to your everyday needs.

Built in 2007, this house benefits from modern construction standards, ensuring energy efficiency and low maintenance. The property is situated in a convenient location, with local amenities and transport links within easy reach, making it an excellent choice for those who value accessibility.

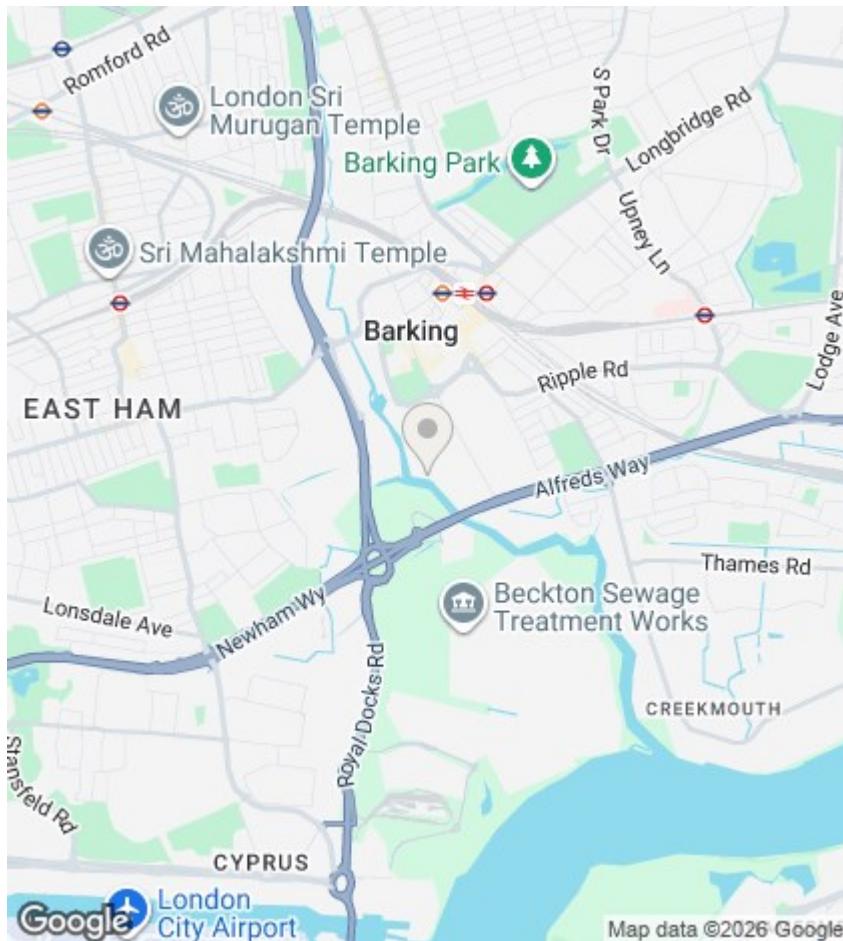
Whether you are a first-time buyer or looking to downsize, this charming house in Barking presents a wonderful opportunity to own a piece of modern living in a vibrant community. Do not miss the chance to make this lovely property your new home.



B

Council Tax Band: C





## Directions

## Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	84	
EU Directive 2002/91/EC		