

**Guide Price**  
**£265,000**

**Leasehold**

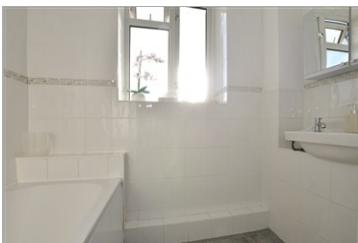
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**Longbridge Road,  
Barking, Essex, IG11**

**OVER 60?**  
Secure this property  
for up to **59% less!**



**DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Immaculate top floor purpose built flat
- Own balcony
- Residents Permit Parking
- Close to Upney Station
- Bus & road links to Barking Town Centre
- Ideal for first time buyers or buy-to-let investors

## Accommodation

### SECOND FLOOR

#### Entrance Hall

Lounge/Dining Room: 14'4 x 10'9 (4.37m x 3.28m)

#### Balcony

Kitchen: 9'8 x 9'8 (2.95m x 2.95m)

Bedroom 1: 11'5 x 11'0 (3.48m x 3.36m)

Bedroom 2: 11'2 x 10'0 (3.41m x 3.05m)

#### Bathroom

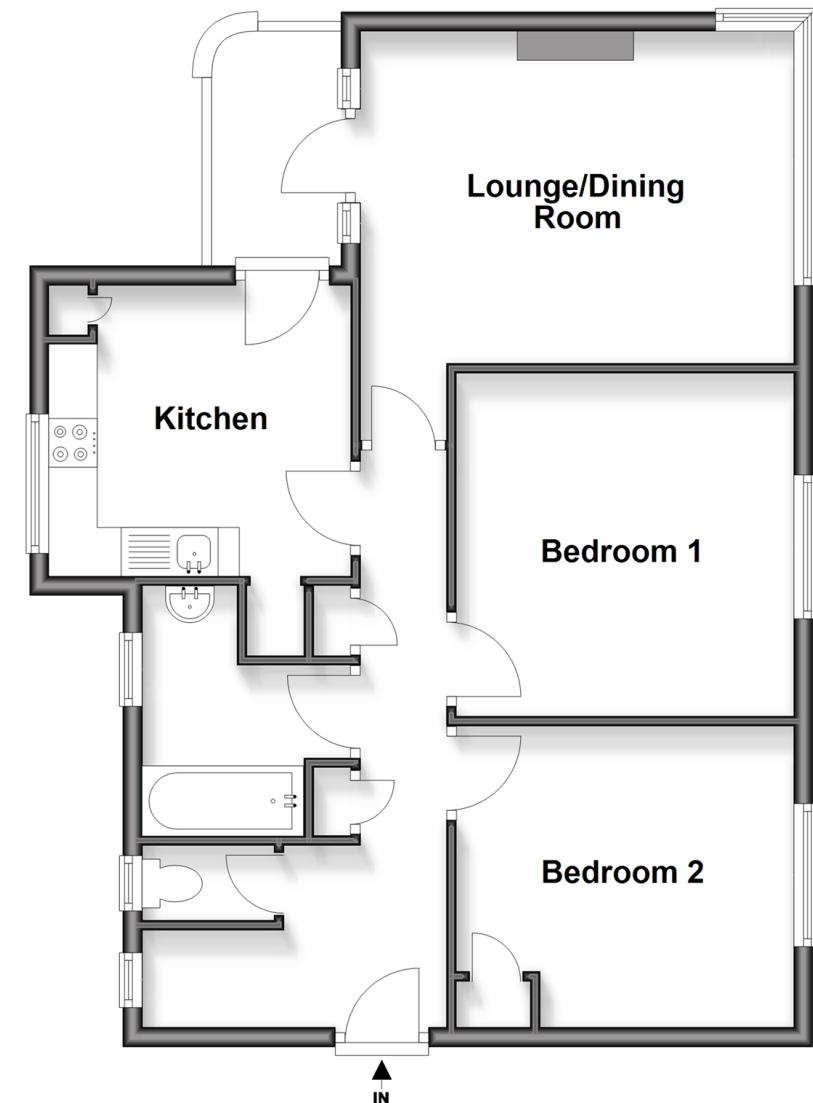
#### Separate Toilet

### OUTSIDE

Residents Permit Parking

## Second Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Call Ilford - 020 8518 0044 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



CURRENT:  
E(45)

POTENTIAL:  
C(75)



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