



MOSSFORD
COURT

5 Mossford Court Hatfield Close
Barkingside, Essex IG6 2BS
Price guide £240,000

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PRICE GUIDE £240,000 - £250,000 - Situated within a well-maintained development in a popular residential location in Barkingside, this spacious one-bedroom ground floor flat offers an excellent opportunity for first-time buyers or investors alike. The property features a large double bedroom, a bright and well-proportioned living space, and benefits from access to communal parking and well-kept communal grounds. With a remaining lease of approximately 97 years, the flat provides both comfort and long-term security. Ideally located close to a range of local amenities including shops, supermarkets, and eateries, as well as excellent transport links such as Barkingside Underground Station and Ilford overground, offering convenient access into Central London. A fantastic opportunity in a sought-after and well-connected area.

COMMUNAL ENTRANCE HALL

secure entry phone system, upvc door to:

ENTRANCE HALL 9'6 x 3'10 (2.90m x 1.17m)

Wood Strip flooring, spot lights coved cornice, door to storage cupboard housing combination boiler, open to:

RECEPTION ROOM 13'10x 11'9 (4.22mx 3.58m)

Wood strip flooring, three light double glazed window with fanlights over, spot lights to ceiling, coved cornice, radiator

KITCHEN 11'6 x 9'3 (3.51m x 2.82m)

range of working surfaces cupboards and draws, sink top unit with mixer tap, gas hob with extractor fan over, eye level double electric oven, spot lights to ceiling, three light double glazed window with fan lights over, plumbing for washing machine, plumbing for dish washer.

BATHROOM 6'7 x 5'5 (2.01m x 1.65m)

Modern feature bathroom, panel enclosed bath, mixer tap with hand held shower attachment and glass shower screen, vanity unit with wash hand basin and mixer tap, low level w/c, tiled walls, tiled

floor, heated towel rail and three light obscure double glazed windows with fan lights over.

LEASE

97 years remaining

GROUND RENT

£10 per annum

SERVICE CHARGE

£1,345.44 for the period April 2025- April 2026

COUNCIL TAX

London Borough of Redbridge - Band B

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 a statements or a representation of fact and photographs are for guidance purposes

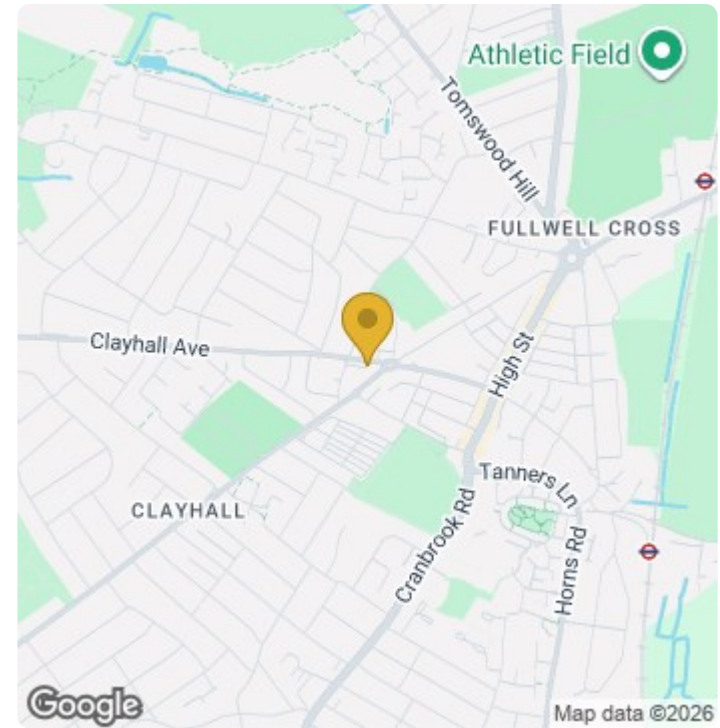
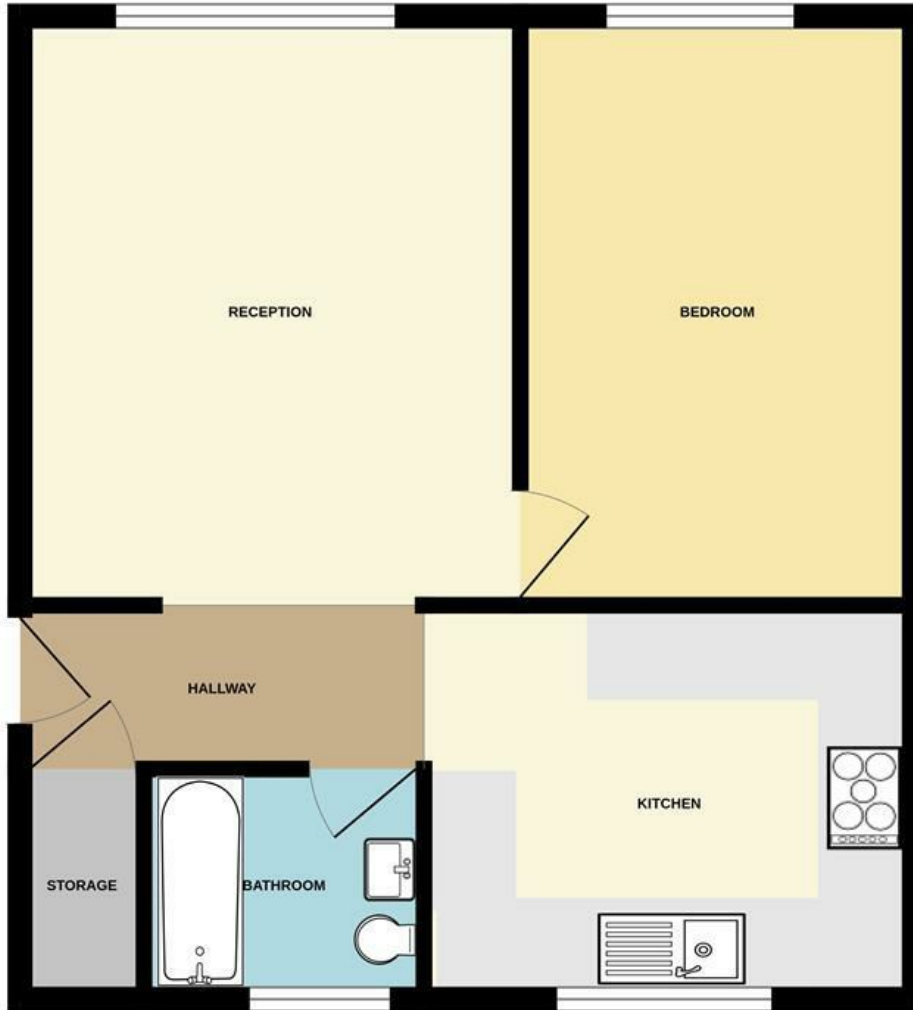
only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

BEDROOM 13'10 x 9'3 (4.22m x 2.82m)

Three light double glazed window fan lights over, coved cornice, radiator



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 486 sq.ft. (45.1 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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