



## Arboretum Place

, Barking, IG11 7PX

£260,000

GUIDE PRICE £230,000 to £250,000

Sandra Davidson Estate Agents are pleased to present this spacious two bedroom apartment (8th floor) in this eye catching modern building in the heart of Barking Town Centre. This spacious apartment is located close to Barking Town Hall and is close to many facilities and local amenities within the contemporary surrounding. This property is situated minutes away from Barking Station which provides links into London. Local buses are also nearby providing convenient transport. The apartment comprises: spacious lounge open to kitchen, two bedroom and family bathroom. Balcony over looking into the rear aspect. Viewings are highly recommended.

## Barking & Dagenham



## ENTRANCE

via security phone.  
8th floor

## LOUNGE KITCHEN 19'6" x 15'2" (5.96m x 4.64m)

Double glazed window to side. Wood style laminated flooring.  
Radiator.

Kitchen: Range of wall and base units. Electric cooker. Built in oven. Single bowl drainer sink unit.

## BEDROOM ONE 14'2" x 10'6" (4.32m x 3.21m)

Double glazed window to side. Wood style laminated flooring.  
Radiator.

## EN-SUITE 6'9" x 5'1" (2.06m x 1.56m)

Shower cubicle, wash hand basin and low flush w.c.

## BEDROOM TWO 9'4" x 7'10" (2.86m x 2.40m)

Double glazed window to side. Wood style laminated flooring.  
Radiator.

## BATHROOM 6'9" x 5'1" (2.06m x 1.55m)

Panelled bath, wash hand basin and low flush w.c.

## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

Client Money Protection

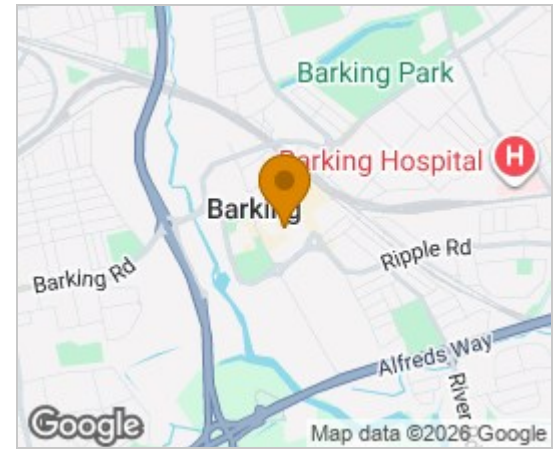
We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website:  
<https://www.sandradavidson.com/>

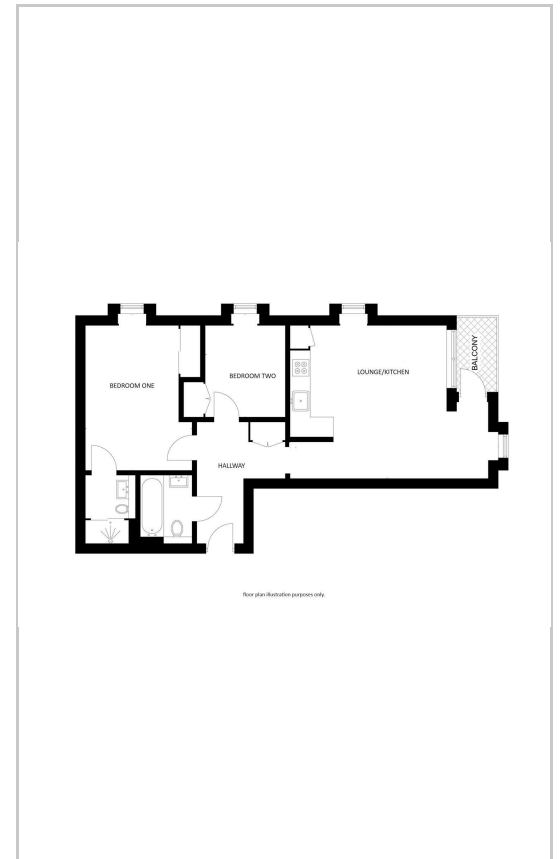
Redress

We hold independent redress with The Property Ombudsman

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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