



46 Cape Close, Barking. IG11 8NE.



PRICE
£210,000
To
£220,000

Transport Information

0.4 Miles to Barking Station for the District, Hammersmith & City lines and the Overground, which is an 8 minute walk or 3 minute bus ride.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		70	78

England, Scotland & Wales EU Directive 2002/91/EC

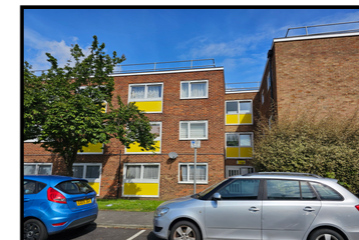
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Ground Floor Flat
- One Bedroom
- Triple Glazing and Gas Central Heating
- Unbeatable Location





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Guide Price: £210,000 to £220,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

This one-bedroom ground floor flat which is located on the ever-popular Cape Close offers the potential of modern and stylish living as well as an abundance of light and space throughout.

Internally the flat offers a large double bedroom, a spacious lounge, fitted kitchen and family bathroom, there is also a large storage cupboard in the hallway. While it does require works and modernising, the space and potential of this home will be evident.

With huge investment undergone in the area there's both primary and secondary schools close by and transport links are superb and access to the A13 and A406 achieved within minutes, furthermore there are buses running 24/7 every 7-10 minutes taking you to Barking/Ilford station and there is also a night bus.

Barking station has many lines including District, Hammersmith and City and overground all going swiftly into London.

The town centre has many shops and big High Street brands as well as an Asda for your shopping needs.

This is a must-see property so please call to arrange your viewing.

Lease: 95 years approx

Ground Rent: £12.50 per annum

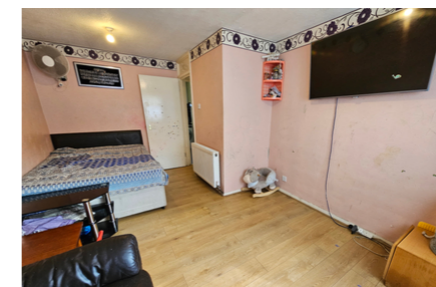
Service Charge: £247 per quarter

Council Tax Band: B

Council: Barking & Dagenham

What the owner says...

You really can't beat this location, Barking is just 5 minutes away for everything.



Accommodation

Reception Room

15' 5" x 10' 5" (4.70m x 3.17m)

Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

Bedroom

13' 5" x 9' 7" (4.09m x 2.92m)

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)