



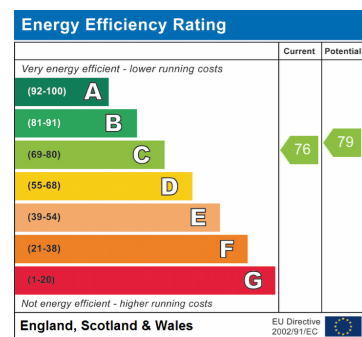
25 Ridley Close, Barking. IG11 9PJ.



PRICE
£280,000
To
£300,000

Transport Information

Just 0.2 Miles from Upney Station, which is a 5 minute walk for the District, and Hammersmith and City Lines.



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.

- Two bedroom 2nd floor Flat
- Double glazing and economy 7 heating
- Allocated parking space
- Vacant and chain free





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Guide Price: £280,000 to £300,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

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Located on one of Upney's most popular developments and within close proximity to local amenities and the station, is this beautifully presented two bedroom 2nd floor flat.

The flat which is bright and spacious throughout benefits from a large lounge, recently fitted kitchen, modern fitted bathroom, two double bedrooms and has the added benefit of allocated parking and communal gardens.

Close to the property is an abundance of transport links from buses to planes, and the A13, A406, and M11 motorway are all only a short drive away giving good links into London and to the rest of Essex and surrounding areas. City Airport is also close by for flights to Europe and parts of America, there is also Upney district line station which is only a short walk away giving quick links into London. Buses run frequently throughout the borough and you are never far from a bus stop. There are cycle links to Stratford and local shopping centres via the Greenway which is located in Newham.

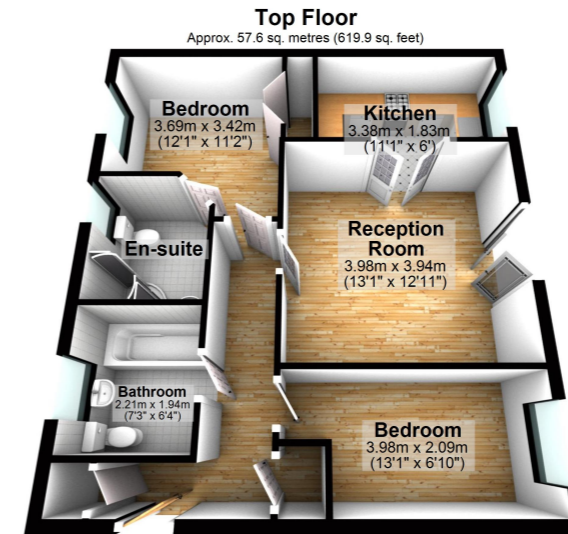
Barking and Upney are great areas to live in and benefit from good local amenities, with Asda, Tesco's and Sainsbury's all having shopping centres close by and there are two retail parks all within a 10 minutes drive which have all your High Street Brands, Galleons Reach Retail park being the closest. Schools are also good from infant to primary and secondary schools, and they are also plentiful throughout Barking and Upney.

The flat also represents a great first purchase or investment for buy to let, so don't delay and call to view today!

Lease: 125 years from 2000

What the owner says...

This has been a fantastic investment for me and it would either make a great first time home, or I've always found really good tenants.



Total area: approx. 57.6 sq. metres (619.9 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

www.propertytics.co.uk
Plan produced using PlanUp.

Accommodation

Entrance Hall

Reception Room

13' 4" x 13' 1" (4.06m x 3.99m)

Kitchen

11' 6" x 6' 5" (3.51m x 1.96m)

Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m)

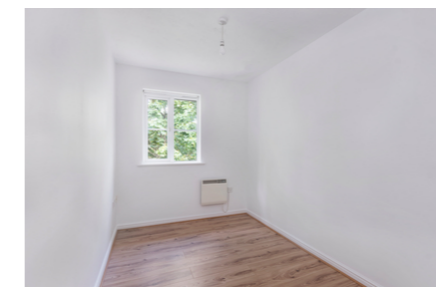
En-Suite Shower Room

Bedroom Two

13' 2" x 6' 11" (4.01m x 2.11m)

Bathroom

Communal Gardens



Council Tax Band: D

Council: Barking & Dagenham

Maximum Council Tax Fee Payable: £1,784.83