



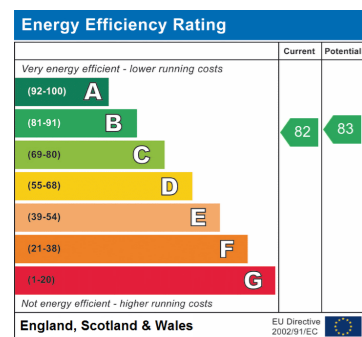
Flat 40 Crick Court, Spring Place, Barking. IG11 7GN.



PRICE  
£275,000  
To  
£300,000

### Transport Information

Barking Station is a 15 minute walk away 1.0km



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 Apartment
- Ensuite to Master Bedroom
- Balcony with estuary views
- Allocated secure under ground parking
- Chain Free







## Flat 40 Crick Court, Spring Place, Barking. IG11 7GN.

Guide Price £275,000 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 and viewings are strictly by appointment ONLY.

Spacious luxurious living throughout!

Located on this popular development in Barking is this stunning two-bedroom 4th floor apartment with views over the estuary and nature reserve.

The property which is highly sought after boasts of a large lounge with dual aspect views and double balcony, fitted kitchen, modern family bathroom, master bedroom with ensuite and second double bedroom.

Externally the property has allocated secure parking.

The location of the property is excellent with plenty of bus stops taking you to Barking town centre and surrounding areas, at Barking station you can catch a train on the District, Hammersmith and City and also C2C. Road links are excellent with the A406, A13 and M11 all only short rides away.

Close by the house there are some local convenience stores all within walking distance, slightly further away is Barking Town Centre where you can find all the big high street brands and the Vicarage fields shopping centre as well as Asda and Lidl, there is also Tesco and Sainsbury's just along the A13 at Beckton and here you can also visit Galleons Reach retail park where again, all the big brand clothing and retail shops can be found.

When buying a family home schooling is obviously an important factor and there are both Primary and Secondary schools close by, mostly with good and excellent Ofsted ratings.

Lease: Approx 110 years

Ground Rent: £250 P/A

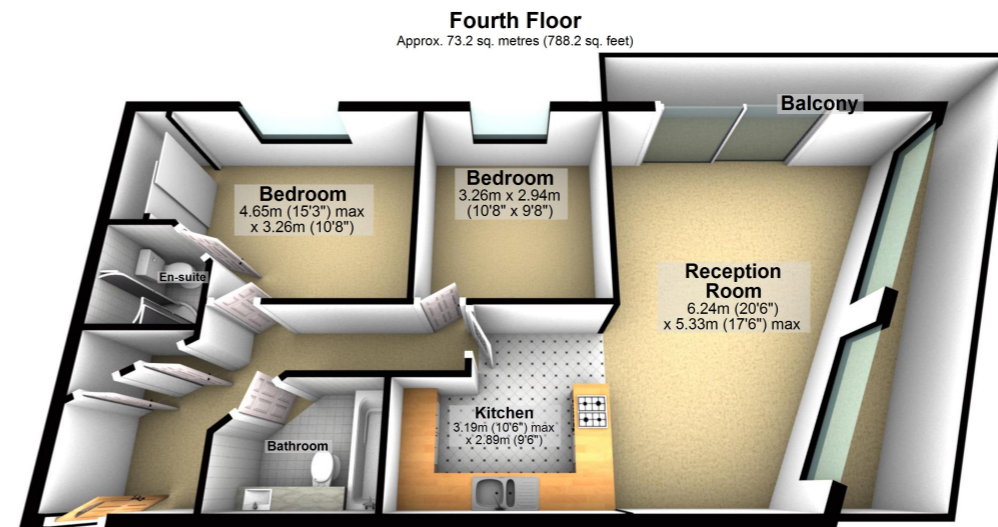
Service Charge: Approx £220 P/M

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](http://astonfox.com)

Council: Barking & Dagenham

### What the owner says...

Its a great place to live, ideal for transport links and close to all the major road links. The balcony really add that outside space that all flats need.



Total area: approx. 73.2 sq. metres (788.2 sq. feet)

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

[www.propertytics.co.uk](http://www.propertytics.co.uk)  
Plan produced using PlanUp.

### Accommodation

#### Lounge

12' 2" x 15' 7" (3.71m x 4.75m)

#### Kitchen

10' 5" x 9' 5" (3.17m x 2.87m)

#### Bedroom 1

12' 4" x 10' 8" (3.76m x 3.25m)

#### Ensuite

5' 3" x 4' 11" (1.60m x 1.50m)

#### Bedroom 2

10' 8" x 9' 8" (3.25m x 2.95m)

#### Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)

#### Balcony

18' 7" x 2' 6" (5.66m x 0.76m) x 22' 1" x 2' 6" (6.73m x 0.76m)



