



Gurney Close, BARKING

£260,000

GREAT FIRST TIME BUY OR INVESTMENT!! This second floor, two bedroom, purpose built flat is located within comfortable walking distance to Barking mainline station and zone 4 underground station with its major transport links, Barking town centre and local shops. Benefits include secure entryphone system, double glazing, gas central heating, fitted kitchen and is ready to move into! The current lease is 99 years from 29th September 1984, the ground rent is £225 per year, Service charge is £100 per month (£1,200 per year). The property will benefit from a new 150 years lease and a peppercorn ground rent on completion. The property is priced to sell so please call our Ilford sales team for more information and an appointment to view.

- TWO BEDROOMS
- SECOND FLOOR FLAT
- COMMUNAL GARDENS
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - C

GROUND FLOOR

ENTRANCE

Via communal hall with security entryphone system, stairs to second floor, own front door to hallway.

HALLWAY

Laminate flooring, cupboard housing plumbing for washing machine.

LOUNGE

11' 3" x 16' (3.43m x 4.88m)

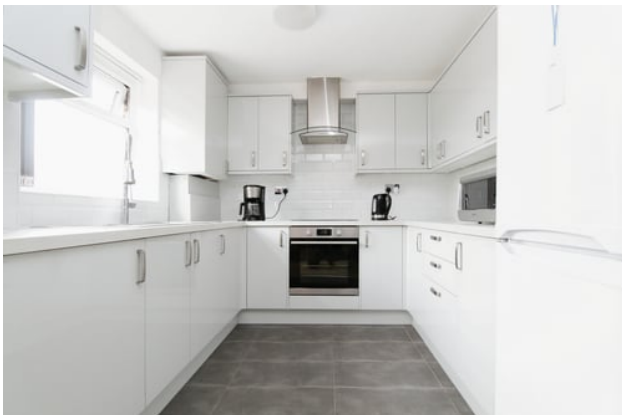
Double glazed picture and casement windows to front and side, laminate flooring, double radiator, power points, open to kitchen.



KITCHEN

8' 6" x 8' 9" (2.59m x 2.67m)

Double glazed picture and casement window to front, tiled floor, range of eye and base units with rolled edge worktops, electric oven and hob, extractor hood, tiled splashback, stainless steel sink with single drainer and mixer tap, recess for fridge freezer, cupboard housing wall mounted boiler.



BATHROOM/WC

Tiled floor and walls, chrome towel radiator, semi-pedestal wash basin with mixer tap, back to wall WC, panelled bath with mixer tap, shower attachment and shower screen, extractor fan.



BEDROOM ONE

9' 2" x 12' 7" (2.79m x 3.84m)

Double glazed picture and casement window to rear, laminate flooring, double radiator, power points.



BEDROOM TWO

6' 10" x 9' (2.08m x 2.74m)

Double glazed picture and casement window to rear, laminate flooring, double radiator, power points.



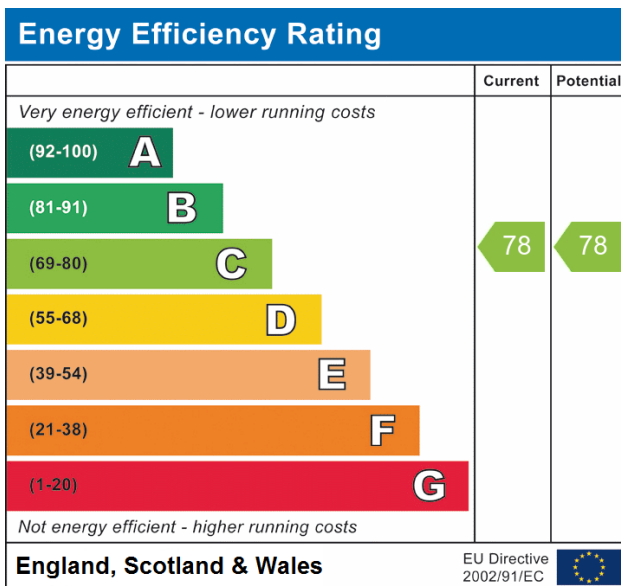
EXTERIOR

COMMUNAL GARDENS AND RESTRICTED PARKING

AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £150 from the company we recommend.

EPC



What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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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