

£215,000 Leasehold

Priores House, 5-7 Loxford Road, Barking, London IG11 8SD



- First Floor (building has a lift)
- Spacious Bedroom
- Very Good Energy Efficiency Rating
- Approx. 531 Sqft Gross Internal Area
- Stylish Bathroom
- Short Walk from Barking Station

## GENERAL DESCRIPTION

A good-sized, one-bedroom apartment on the first floor of this modern development. The property has a stylish bathroom just off the entrance hallway and a spacious bedroom with west-facing balcony. The smart, fully-fitted kitchen is semi-open-plan to the reception and both feature attractive flooring. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Barking Station, for District Line, C2C and London Overground services, is just a short walk away. Barking Park and the shops and other amenities of the town centre are also within easy reach.

**Tenure:** Leasehold (125 years from 01/04/2014).

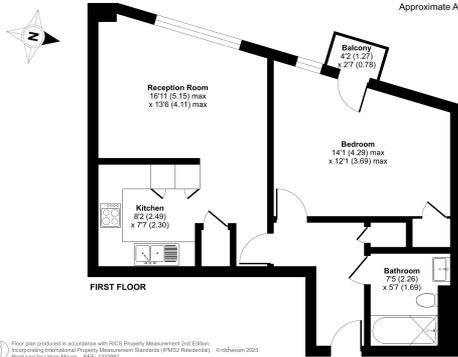
**Service Charge:** £201.19 per month (subject to annual review).

**Council Tax:** Band C, London Borough of Barking & Dagenham.

**Please Note:** This property is currently part-owned by Home Group Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets only permitted with a revocable pet licence (from Home Group) at a cost of £125+VAT. There is no parking space offered with this property.

**Loxford Road, Barking, IG11**  
Approximate Area = 531 sq ft / 49.3 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating Operational Property Measurement Standards (OPMS Residential). ©urbanmoves 2023. Produced for Urban Moves. REF: 1332982

## DIMENSIONS

### FIRST FLOOR

**Entrance Hallway**

**Bathroom**

7' 5" x 5' 7" (2.26m x 1.69m)

**Bedroom**

14' 1" max. x 12' 1" max. (4.29m x 3.69m)

**Balcony**

4' 2" x 2' 7" (1.27m x 0.78m)

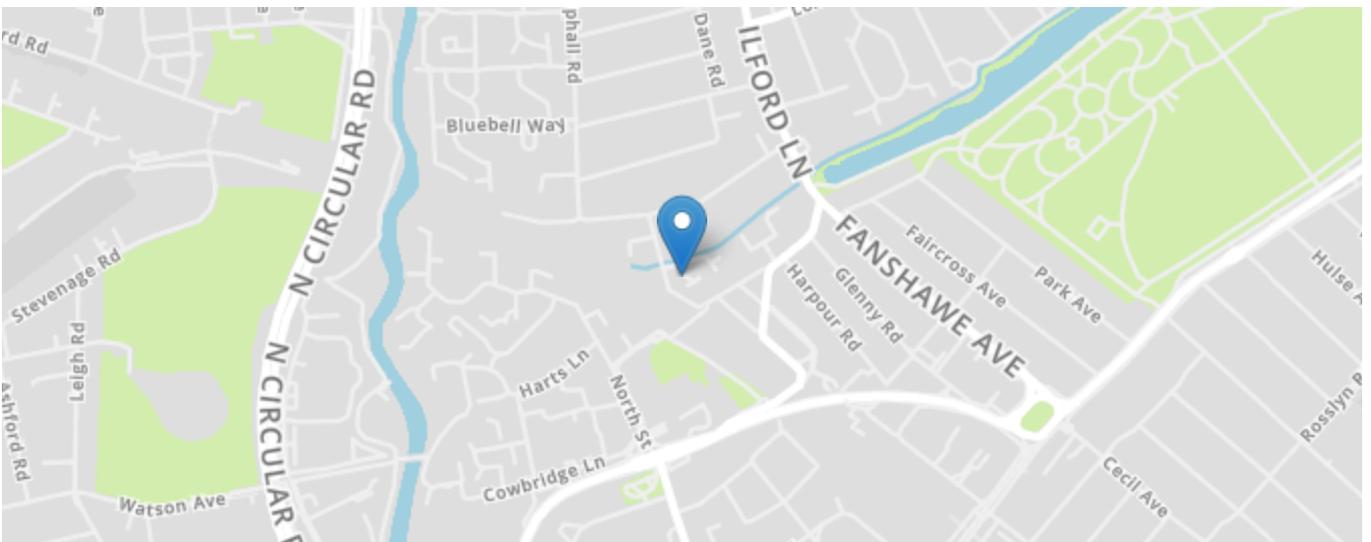
**Kitchen**

8' 2" x 7' 7" (2.49m x 2.30m)

**Reception Room**

16' 11" x 13' 6" (5.16m x 4.11m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.