



### Transport Information

Just under 1 mile from Barking Station which is around 20 minutes walk or a short bus ride.

### 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.

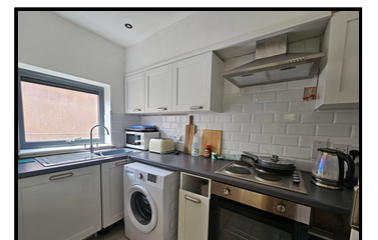
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser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

Flat 1, 349 Bay Tree Court, Longbridge Road, Barking. IG11 9DH.



PRICE  
£230,000  
To  
£240,000

- One Bedroom Ground Floor Flat
- Great Location
- Bright and Spacious Throughout
- Allocated Parking







Flat 1, 349 Bay Tree Court, Longbridge Road, Barking, Greater London. IG11 9DH.

Guide Price: £230,000 to £240,000 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.

Located on most popular developments and within close proximity to local amenities, is this beautifully presented one bedroom ground floor flat.

The flat which is bright and spacious throughout benefits from a large lounge, fitted kitchen, modern fitted bathroom, large double bedroom and own patio area, plus has the added benefit of allocated parking.

The location of the property is perfect for transport links and there are buses running from just around the corner that go to Barking station. 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, within close proximity to the home there are Primary and Secondary schools all with good OFSTED reports.

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

Council Tax Band: C

Council: Redbridge

Maximum Council Tax Fee Payable: £1756.22

Lease: 105 Years

### What the owner says...

This has been a fantastic flat, the location is great and it's so bright and airy inside.



### Accommodation

#### Reception Room

13' 5" x 11' 6" (4.09m x 3.51m)

#### Kitchen

7' 9" x 4' 0" (2.36m x 1.22m)

#### Bedroom

14' 2" x 8' 7" (4.32m x 2.62m)

#### Bathroom

7' 0" x 5' 9" (2.13m x 1.75m)