



**Ernest Websdale House
Harlequin Close
Barking
Greater London
IG11**

Offers In Excess Of £222,000

bettermove

Harlequin Close

Barking

Bettermove are proud to present this 1 bedroom flat in Barking available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric central heating throughout and has off street parking available via an allocated space.

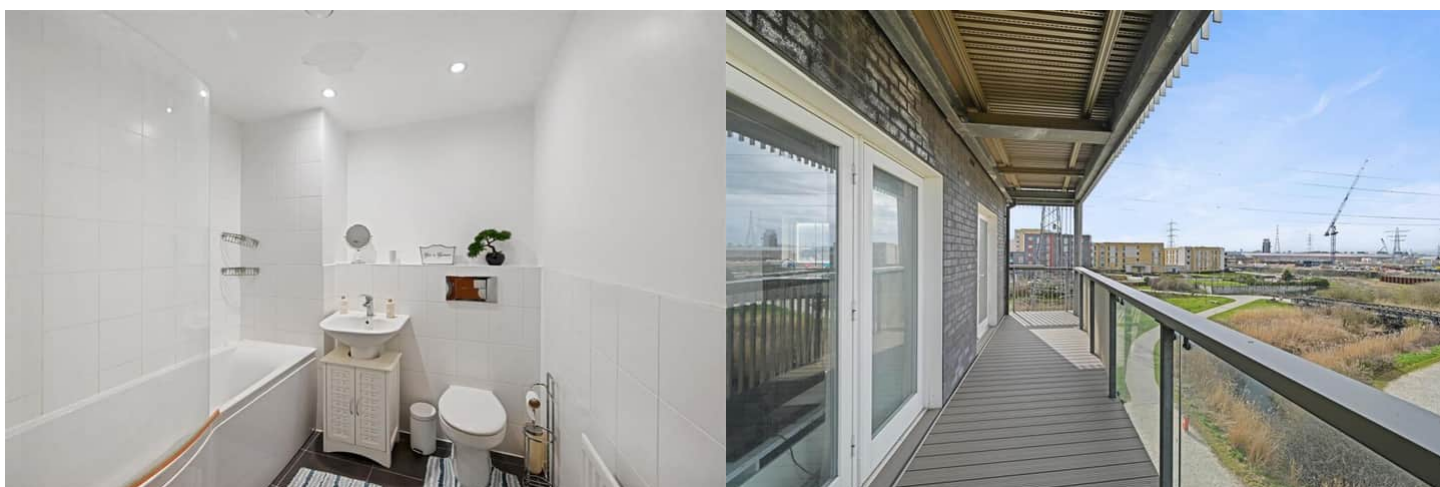
The council tax band is B.

This is a leasehold property with 111 years remaining on the lease; the ground rent is £550pa and the service charge is £1,900 per half yearly.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen and also consists of the 1 bedroom and the family bathroom. The exterior boasts a private rear balcony, perfect for enjoying the summer months.

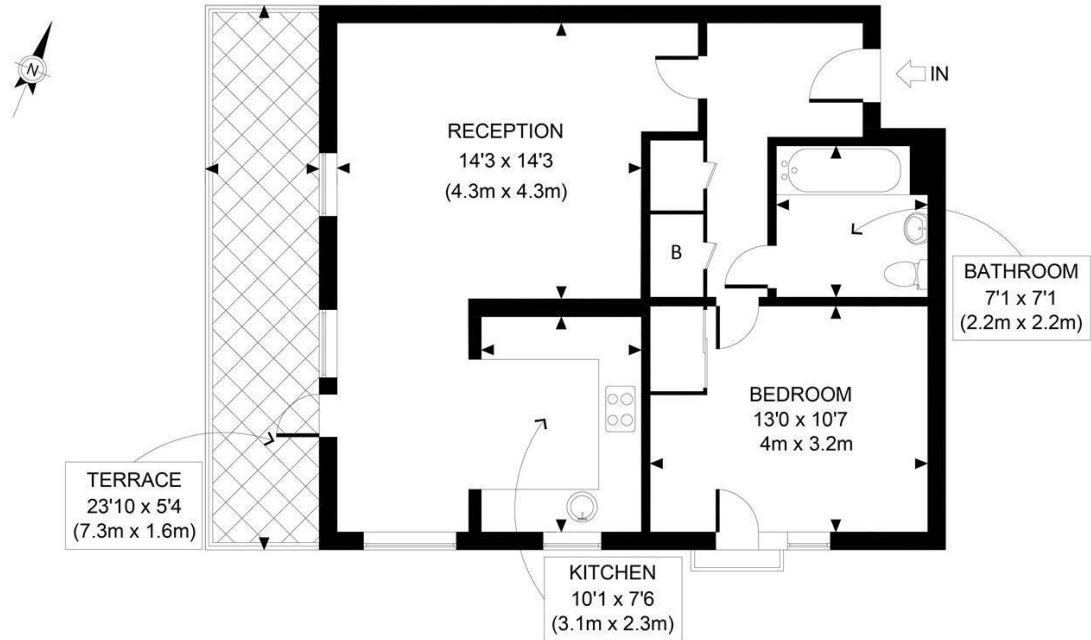
Located in the popular town of Barking, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Barking Riverside train station (0.6 miles), various bus routes and the A13.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Ernest Websdale

Approx Gross Internal Area
60 sqm / 642 sqft



SECOND FLOOR

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purpose only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan, if there is any aspect of particular importance, you should carry out or commission your own inspections of the property
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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