



**SPENCER JAMES**  
RESIDENTIAL

8 Hartlepool Court | London E16 2RL  
T: +44 (0) 20 7474 3636  
E: [mail@spencer-james.co.uk](mailto:mail@spencer-james.co.uk)  
[www.spencer-james.co.uk](http://www.spencer-james.co.uk)



**\*\* One Bedroom One Bathroom Apartment \*\***

**\*\* Offered Chain Free \*\***

**\*\* Allocated Parking \*\***

**\*\* Double Glazed Window \*\***

**\*\* Gas Central Heating \*\***

**\*\* Balcony \*\***

**\*\* EPC C \*\***

**\*\* Council Tax C \*\***



**Benedicts Wharf, Barking**

**£240,000 Leasehold**

**Offered Chain free is this well presented first floor one bedroom one bathroom apartment situated in the highly desirable Benedicts Wharf development, Barking.**

**The development is located walking distance to the town centre with local shops, amenities, bus stops and underground station.**

**The property has a large private balcony, double glazed windows, communal heating hot water and heating system and comes with allocated secure off street parking space.**

### **Entrance Hall**

Laminate flooring, wall mounted radiator, doors to all rooms

### **Lounge/Diner**

Laminate flooring, wall mounted radiator, double glazed window to front, door to side giving access to balcony, open plan to kitchen.

### **Kitchen**

Laminate flooring, range of eye and base level units, stainless steel sink with mixer tap over, space and plumbing for washing machine, space for fridge freezer.

### **Bedroom**

Carpet flooring, wall mounted radiator, double glazed window and door to front giving access to balcony.

### **Bathroom**

Vinyl flooring, wall mounted towel rail, three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over.

### **Balcony**

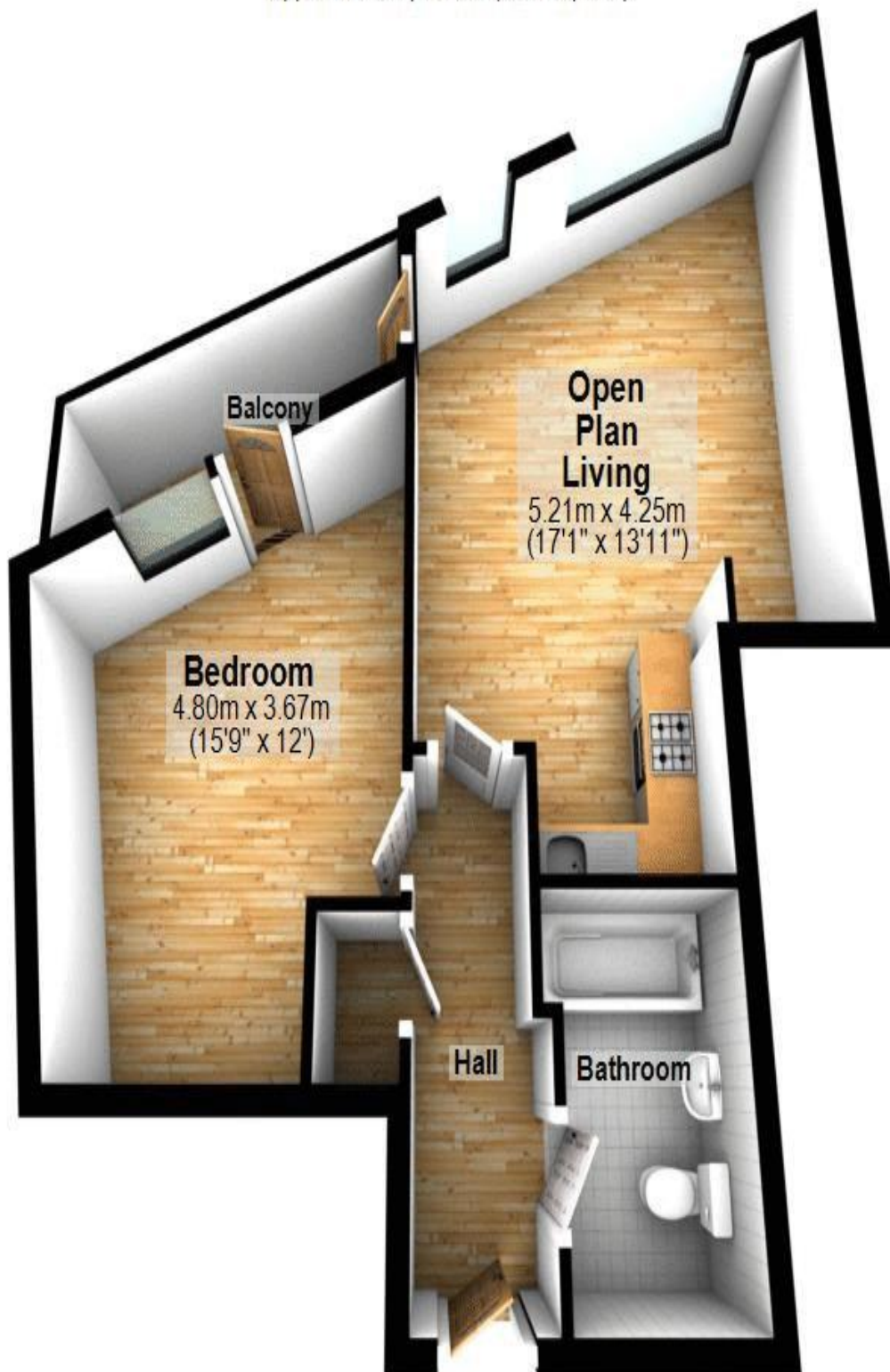
Private balcony

### **Lease Details**

Service Charge	£4,281.03 Per Annum
Lease Length	129 Years Remaining
Ground Rent	£201 Per Annum

## First Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 47.4 sq. metres (509.9 sq. feet)



