

200 Gurney Close, Barking, IG11 8LB



Offers over £200,000

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*** EARLY VIEWINGS RECOMMENDED ***

*** LEASEHOLD ***

Great purchase for investors & 1st time buyers!

3rd Floor Flat

McDowalls are pleased to present this recently refurbished one bedroom flat located on Gurney Close just off the A124 (Northern Relief Road) giving easy access to the A406 and A13 for commutes. Gurney Close is within walking distance of Barking Town Centre and Barking Station (District and Hammersmith & City Line - Zone 4) and only a few minutes from many bus routes.

The accommodation comprises: a bright reception room giving further access to the open plan kitchen, the double bedroom and family bathroom.

The property has received a full refurb including a new kitchen & bathroom suite, this also includes and a new hot water / pump system for increased pressure within the flat especially in the shower.

Other benefits include double glazing and off street resident only parking in a large carpark.

TENURE - Leasehold

LEASE - 148 Years (26th Nov 2013 to 28th Sept 2137)

GROUND RENT - PEPPERCORN

SERVICE CHARGE - £1500 PA

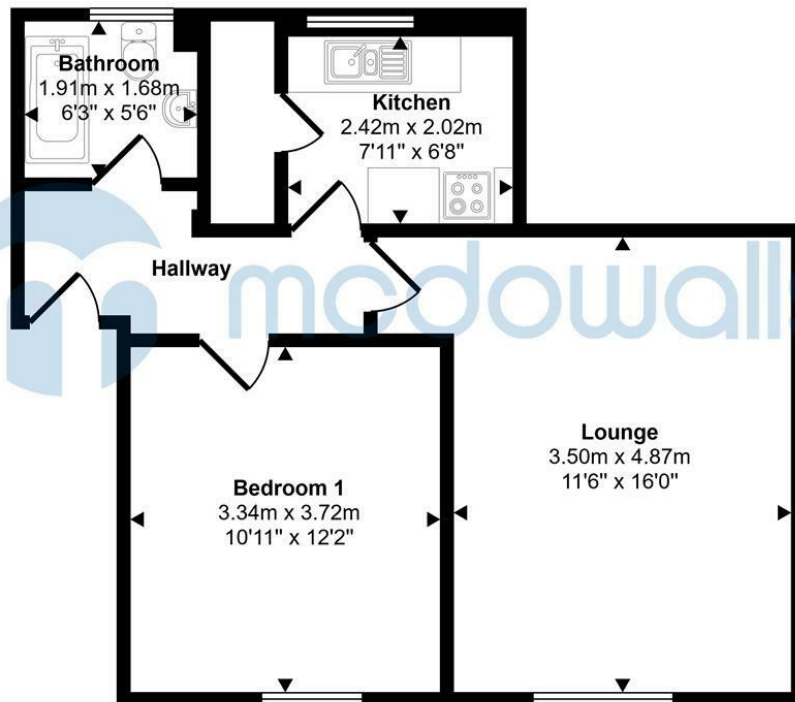
MAINS SERVICES - Electric/Water

COUNCIL - Barking & Dagenham

COUNCIL TAX - Band B (£ 1,631 pa)

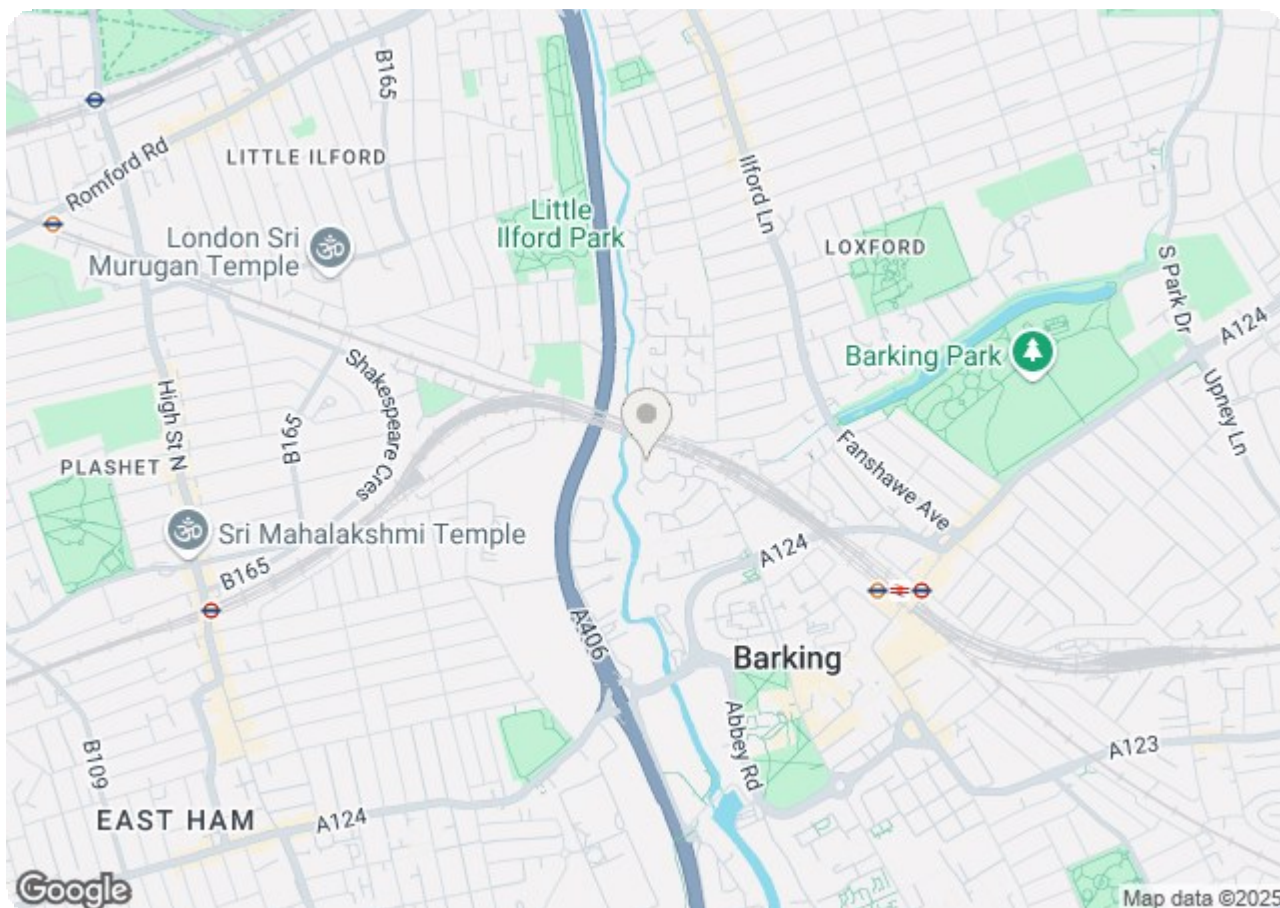
EPC - Band D (Expires June 2036)

Approx Gross Internal Area
48 sq m / 512 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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