



54/56 Barking Road
East Ham, London E6 3BP
Telephone: (020) 8472 4422
Property Management: (020) 8471 4224
Fax: (020) 8471 5052
E-mail: eastham@mcdowalls.com
Website: www.mcdowalls.com

231 Gurney Close, Barking, IG11 8LB



Offers in excess of £200,000

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McDowalls are pleased to present this recently refurbished one bedroom ground floor 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 just 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.

Viewings highly recommended - Great purchase for investors & 1st time buyers!

***** GUIDE PRICE £225,000 *****

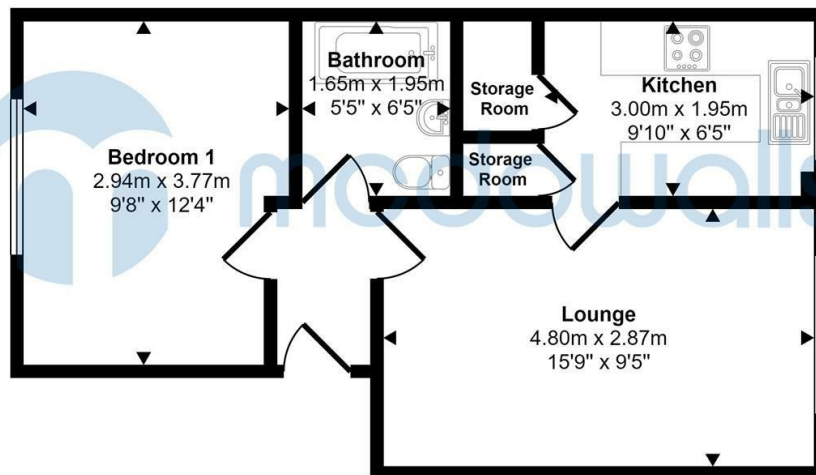
MAINS SERVICES - Electric/Water
COUNCIL - Barking & Dagenham
COUNCIL TAX - Band B (£1560 pa)
EPC - Band D

LEASE - 112 Years Remaining (29th Sept 1984 to 28th Sept 2137)
GROUND RENT - £150pa For First 25 Years Doubling Every 25 Years Thereafter
SERVICE CHARGE - £1500pa

Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No planning enquiries have been made

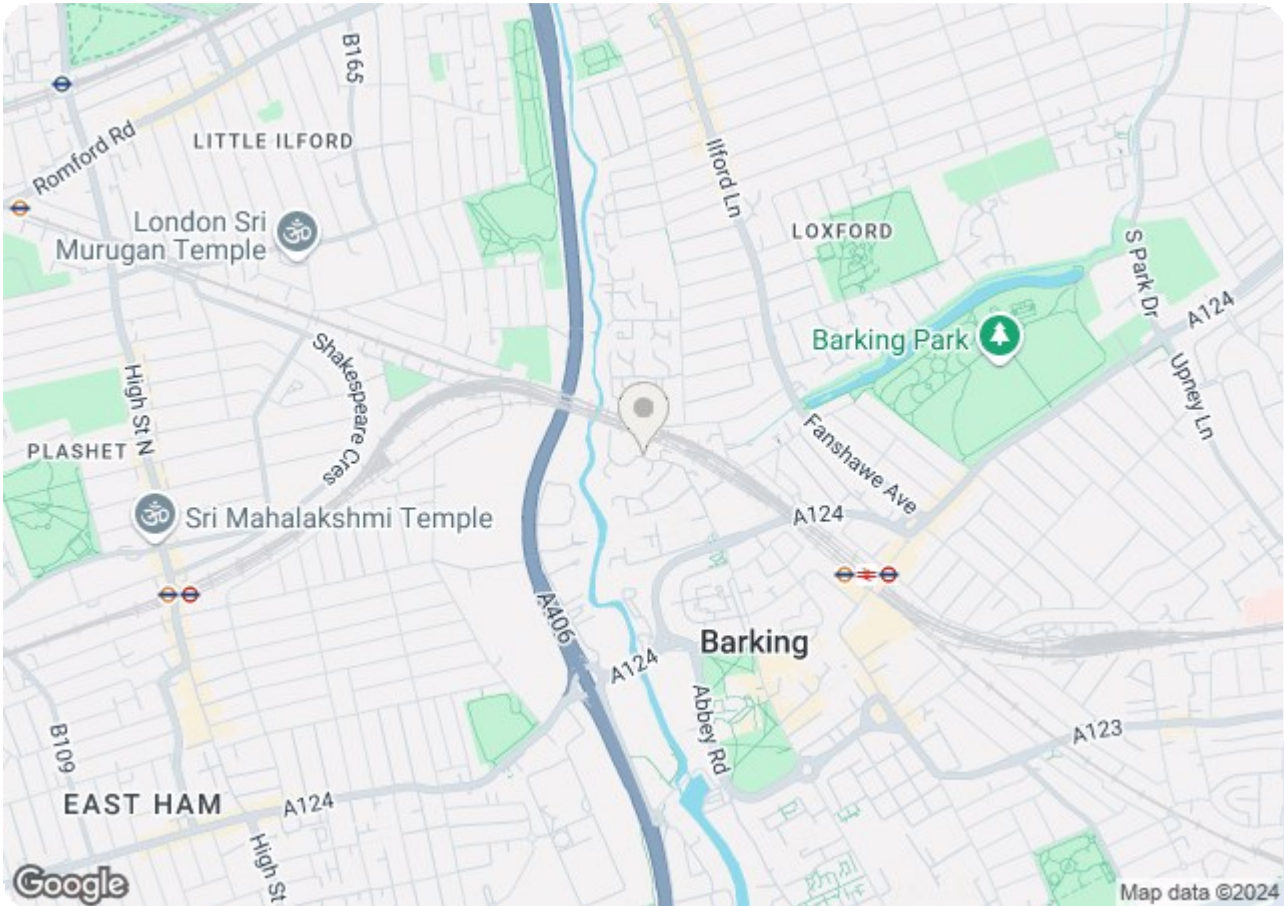
Approx Gross Internal Area
39 sq m / 419 sq ft




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.

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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 (CO ₂) 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	