



**Roxwell Road
Barking
Greater London
IG11 0PT**

Offers In Excess Of £225,000

bettermove

Roxwell Road Barking

Bettermove are proud to present this 2 bedroom flat in Barking. This property is available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has parking available via the street outside.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 2003 ; the ground rent is £10 per year and the service charge is £235.56. The interior of this beautifully presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, 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.

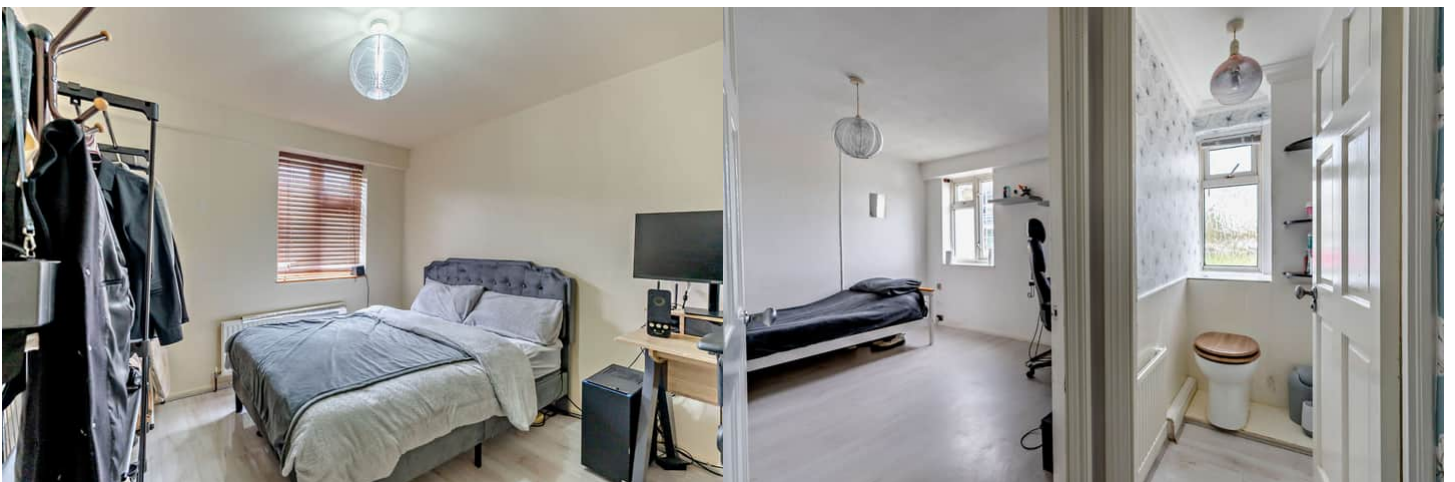
Excellent transport connections can be found from the A13, barking overground station with easy access to central london.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

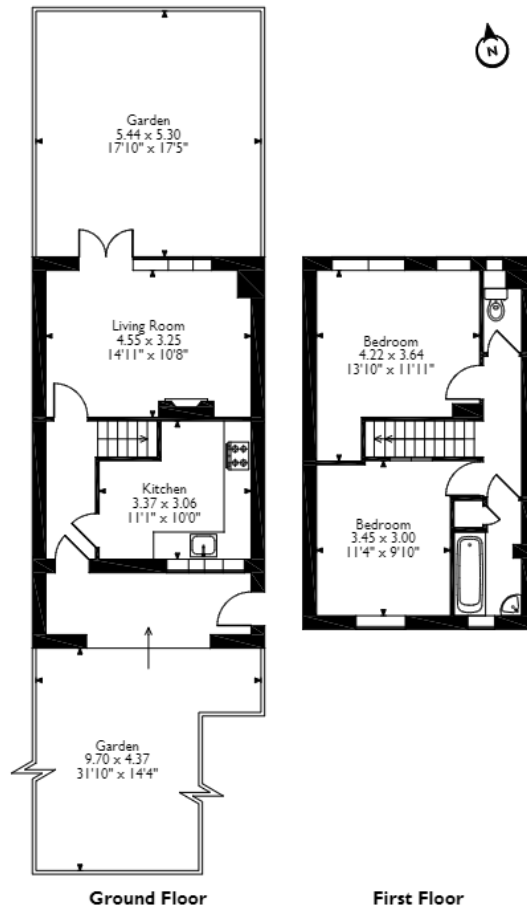
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Roxwell Road, Barking
 Approximate Gross Internal Area
 72 Sq M/775 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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