



**81, Mersea House
Harts Lane
Barking
Greater London
IG11**

Offers in Excess of £190,000

bettermove

Harts Lane

Barking

Bettermove are proud to present this 2 bedroom flat in Barking.

The property benefits from double glazing, and electric heating throughout, with communal parking available.

The council tax band is B.

This is a leasehold property with 95 years remaining on the lease; the ground rent is £10.00 per annum, and the service charge is £2031.00 per annum.

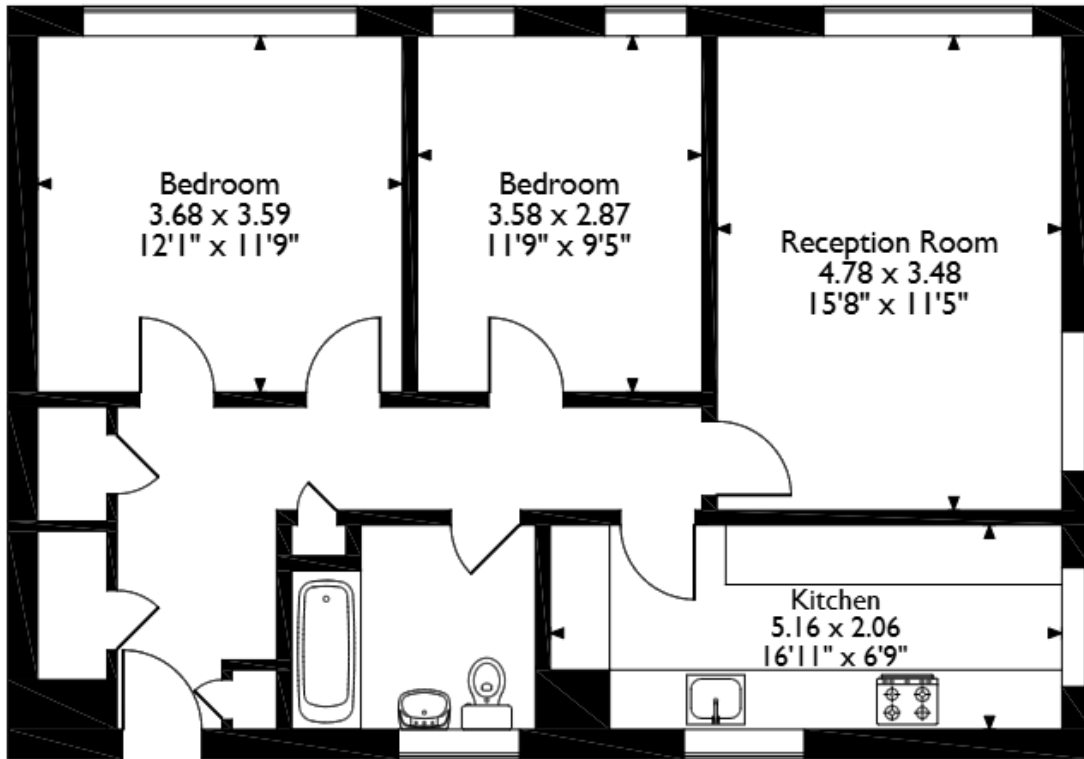
The interior of this beautifully presented, thirteenth floor property comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom.

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 Station, offering rail and underground links, a variety of local bus routes, and quick access to the A13.

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



Mersea House, Harts Lane, Barking
 Approximate Gross Internal Area
 72 Sq M/775 Sq Ft



Thirteenth Floor

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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