



**The Shaftsbury's, Barking, Essex**  
**2 Bedroom 1<sup>st</sup> Floor Flat**

**Price : £250,000 Offers in excess of:**  
*Leasehold*

# The Shaftesbury's, Barking, Essex – NO ONWARD CHAIN !!

## Property Details:

Discover your ideal home in this charming 2-bedroom first-floor apartment, perfectly situated in the vibrant community of Barking. Offering a blend of modern living and family-friendly amenities, this property is perfect for anyone seeking comfort and convenience, with easy access to London.

Comprising of 2 Bedrooms, one double, one single. Modern open plan living / dining area with fitted kitchen. Modern family bathroom. Gas central heating. Double glazing. Located in the ever popular area of Barking with good transport links and close to amenities. There are well kept communal gardens and a variety of children's play areas in the surrounding communal grounds. The property also benefits from a storage shed. This is a great opportunity to get on the property ladder or for a buy to let investment. Don't delay, book your viewing!

## Key Features:

- **Bright Living Area with lots of natural light:** Step into a bright and inviting living room that exudes warmth and comfort. The open-plan design seamlessly integrates the living space with a contemporary, fully-equipped kitchen, ideal for both relaxation and entertaining.
- **Two Comfortable Bedrooms:** This apartment features two bedrooms, each designed to provide a restful retreat.
- **Modern Bathroom:** Enjoy a sleek, modern bathroom
- **Lovely Outdoor Spaces:** The property is surrounded by beautifully maintained communal gardens, perfect for relaxation and leisure. Children will love the designated play areas, providing a safe and enjoyable environment for outdoor activities.
- **Excellent Commute to London:** Benefit from superb transport links, with Barking Station (serving the District and Hammersmith & City lines, as well as National Rail services) just a short distance away. Reach Central London in under 20 minutes, making this apartment an ideal choice for city commuters.
- **Local Amenities:** Located in a thriving neighbourhood, you'll find an array of local shops, schools, healthcare facilities, and recreational options further enhance the appeal of this fantastic location.

This apartment is a perfect combination of stylish living, family-friendly facilities, and unbeatable connectivity to London. Don't miss out on the opportunity to call this wonderful apartment your new home. Contact us today to schedule a viewing!

## First Floor Flat:

**Communal entrance from ground floor:** .Secure door entry system. Stairs to all floors.

**Entrance Hall to Flat:** 14'4" x 5'5" > 2'11". Access to all accommodation. Fitted carpet. Radiator. Large storage cupboard. Cupboard housing meters. Smooth ceiling. Modern décor.

**Open plan Living/Dining/Kitchen:** 13'5" x 12'4" - Double glazed windows to side aspect. Fitted carpet to lounge area. Smooth ceiling with coving. Radiator. Modern décor.

**Kitchen Area:** A range of eyelevel and base units giving ample storage. Integrated oven and hob with extractor over. Space for washing machine. Stainless steel sink with drainer. Vinyl flooring. Combi boiler. Modern décor.

**Bathroom:** 7'7" x 5'11". Double glazed frosted window to side aspect. Panel bath with shower over. Low level W.C. and Hand basin with integrated storage under. Heated towel rail. Smooth ceiling. Fully tiled to walls and floor.

**Bedroom 1:** 13'5" x 10'9" - Double glazed window to side aspect. Fitted carpet. Radiator. Smooth ceiling with coving. Modern décor.

**Bedroom 2:** 9'11" x 7'8" - Double glazed window to side aspect. Fitted carpet. Radiator. Modern décor.

## Outside:

**Communal Gardens:** Lawned garden areas with further purpose built children's play areas that include swings, climbing frames and table tennis/Ping-Pong table. Lots of seating areas too for enjoying time outside.

**Parking:** There are permits available for residents and also visitor parking which is paid for on an app.

Council Tax Band: A - Local Council: London Borough of Barking & Dagenham

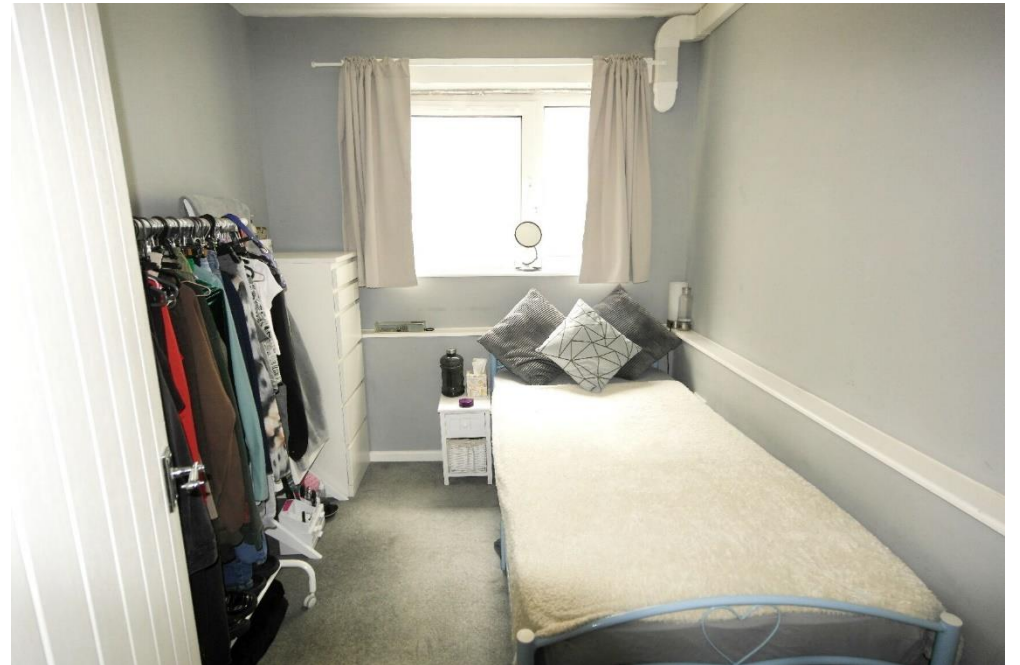
Approximate gross internal area 40m<sup>2</sup> – 430 sq ft.

EPC: C

Lease: From: 24.01.2005 To: 25.03.2130 – 106 years remaining.

Ground Rent: £10 per annum

Service Charge: £165.74 per month





- 2 Bedrooms
- Open plan Living / Dining /Kitchen
- Family Bathroom
- Gas Central Heating
- Double glazing
- Communal Gardens
- Children's Play Areas
- Permit Parking
- Good Transport links to London
- NO ONWARD CHAIN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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