



Arboretum Place, Barking, IG11 7PS

Guide Price £180,000





# Arboretum Place

Barking, IG11 7PS

- EPC - B
- FIFTH FLOOR
- CONCIERGE
- BARKING STATION
- ONE BEDROOM FLAT
- LIFT
- BALCONY

GUIDE PRICE-£180,000-£200,000

Welcome to this charming one-bedroom flat, ideally situated on the fifth floor of a modern, purpose-built development in the ever-popular Arboretum Place, Barking. Offering a perfect blend of comfort, style, and convenience, this property is a fantastic opportunity for first-time buyers and investors alike.

Step inside to find a bright and spacious reception room — an ideal space for relaxing or entertaining. The well-proportioned bedroom provides a peaceful retreat, while the sleek, modern bathroom is designed for everyday comfort.

A highlight of this home is the private balcony, perfect for enjoying your morning coffee or unwinding in the evening with views of the surrounding area. The building benefits from lift access and a concierge service, offering both ease and peace of mind.

The service charge conveniently includes heating and water, ensuring predictable monthly expenses and added value. The property also boasts a long lease with approximately 132 years remaining, giving buyers long-term security and peace of mind.

Located in a vibrant neighbourhood with excellent transport links and amenities, this delightful flat is ready to welcome you home.

Don't miss your chance to view this fantastic property — book your viewing today.



COMMUNAL ENTRANCE

LIFT

ENTRANCE TO FLAT

OPEN PLAN KITCHEN - LIVING ROOM

20'7" x 10'4" (6.28m x 3.16m)

BALCONY

5'4" x 5'4" (1.64m x 1.63m)

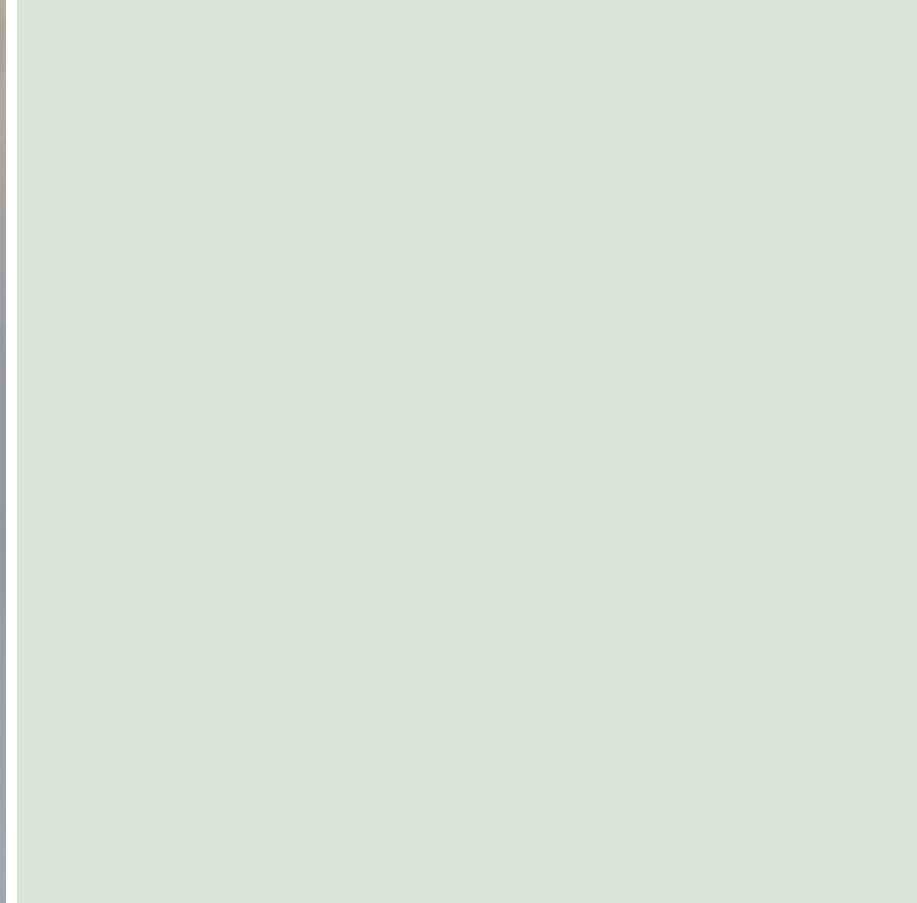
BEDROOM

11'7" x 10'2" (3.55m x 3.12m)

BATHROOM

6'8" x 5'0" (2.04m x 1.53m)

AGENTS NOTE

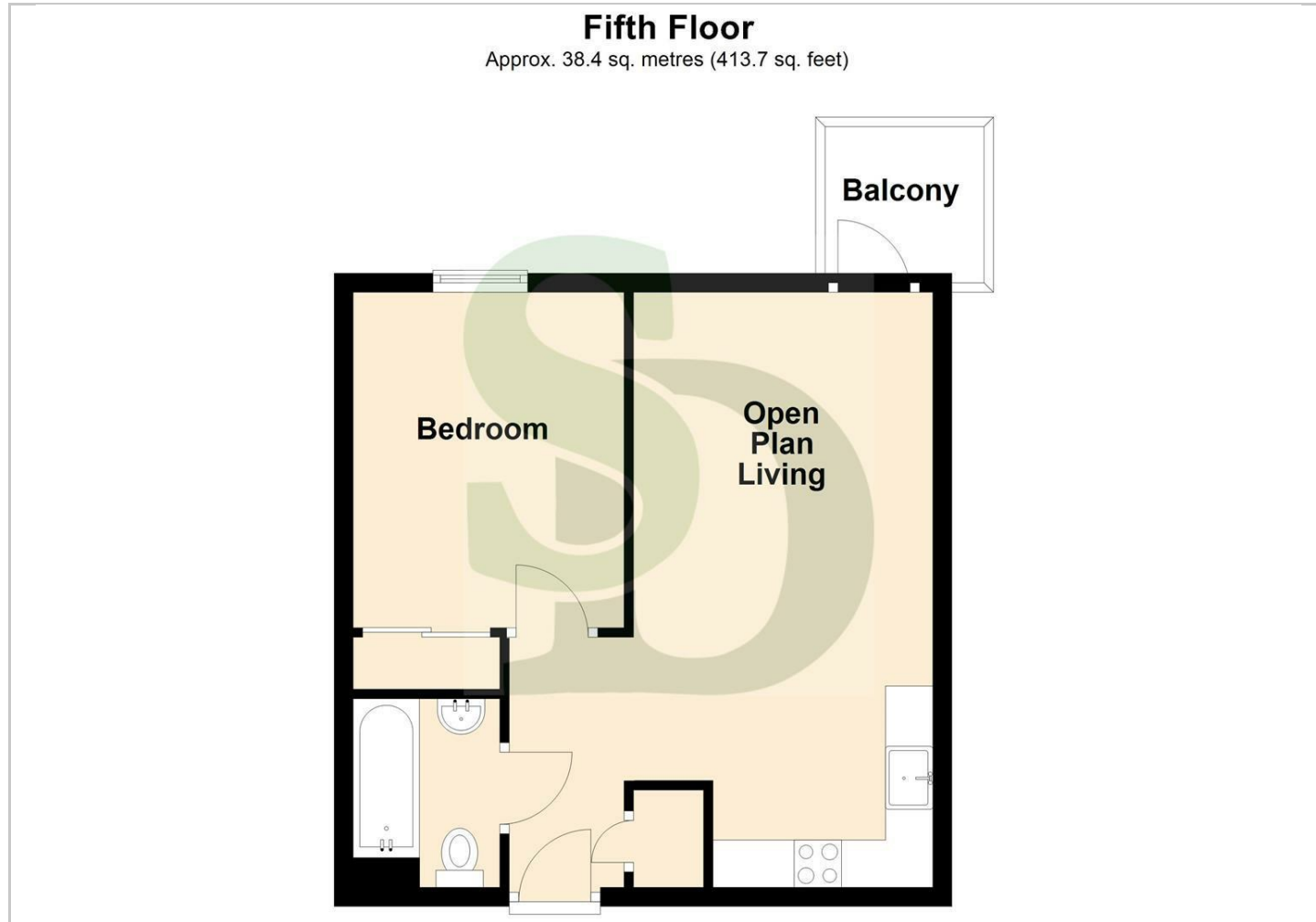


Directions

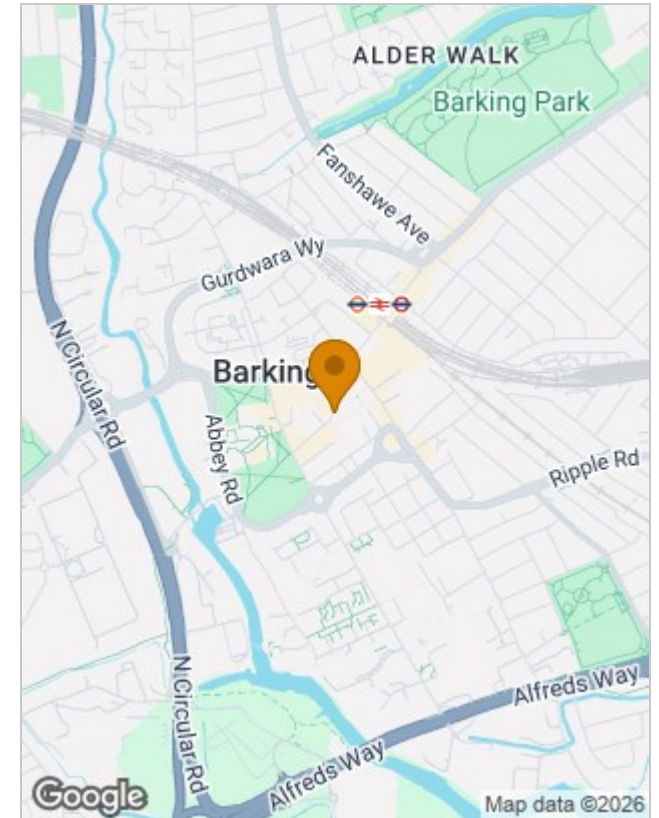




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.