



16-48 Cambridge Road
, Barking, IG11 8SR

Offers In Excess Of £275,000

Barking and Dagenham



NEW EWS1 CERTIFICATE AVAILABLE - CALL NOW TO VIEW

Sandra Davidson are pleased to present this charming one-bedroom flat (11th floor) located on Cambridge Road in the heart of Barking Town Centre. This purpose-built modern development offers a comfortable and convenient living space, perfect for individuals or couples seeking a vibrant urban lifestyle.

As you enter the flat, you will find a well-proportioned reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is equipped with modern fixtures, catering to your everyday needs.

One of the standout features of this property is its prime location. Situated in Barking Town Centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Additionally, the excellent public transport links make commuting to London and surrounding areas a breeze, enhancing the appeal for those who work in the city.



ENTRANCE

via security phone.

LOUNGE AREA 16'7" max x 14'7" max (5.06m max x 4.46m max)

Double glazed window and door to front giving further access in the balcony area. Wood style laminated flooring.

KITCHEN AREA 9'8" x 7'4" (2.97m x 2.24m)

Open plan kitchen. Range of wall and base units. Electric cooker with extractor fan above. Built in oven. Single bowl drainer sink unit.

BEDROOM ONE 14'11" x 9'10" (4.55m x 3.02m)

Double-glazed window to front. Carpeted flooring.

BATHROOM 6'11" x 6'10" (2.13m x 2.09m)

Panelled bath, wash hand basin and low flush w.c.

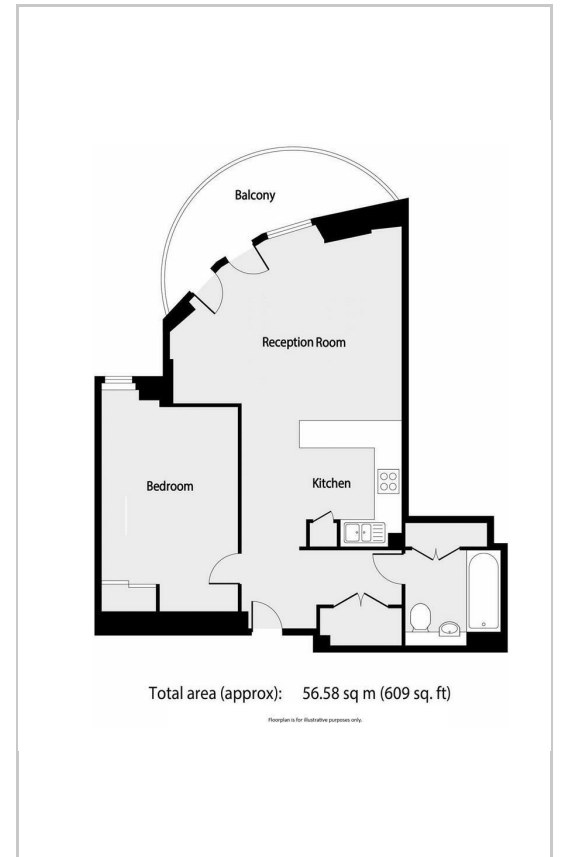
AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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