

Barton Meadows,  
Brandville Gardens,  
Barkingside IG6 1JQ

310,000



- G/F 2 DOUBLE BEDROOM FLAT
- 964 Year Lease
- Spacious Living Room
- Large Kitchen Breakfast Room
- 2 Double Bedrooms
- Gas Central Heating
- Double Glazed
- Shower Room WC
- Detached Garage -Block

Ref: PRA10616

Viewing Instructions: Strictly By Appointment Only

## General Description

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LARGE 2 BED G/F FLAT: A rare opportunity has arisen to acquire this large 2 bed ground floor flat with a Share of the freehold & 964 year lease in one Barkingside's premier developments, ideal location CALL NOW

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## Accommodation

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### Communal Entrance Hall

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### Hallway

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Living Room (17' 11" x 11' 11") or (5.46m x 3.62m)

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Kitchen Breakfast Room (13' 6" x 8' 10") or (4.11m x 2.70m)

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Bedroom 1 (15' 9" x 10' 1") or (4.80m x 3.08m)

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Bedroom 2 (10' 6" x 8' 9") or (3.20m x 2.67m)

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Shower Room Wc (6' 11" x 5' 6") or (2.11m x 1.68m)

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## Services

EPC Rating:70

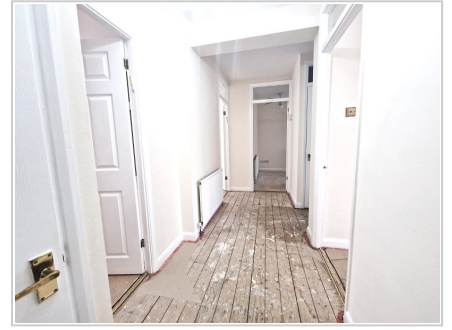
## Tenure

We are informed that the tenure is Leasehold

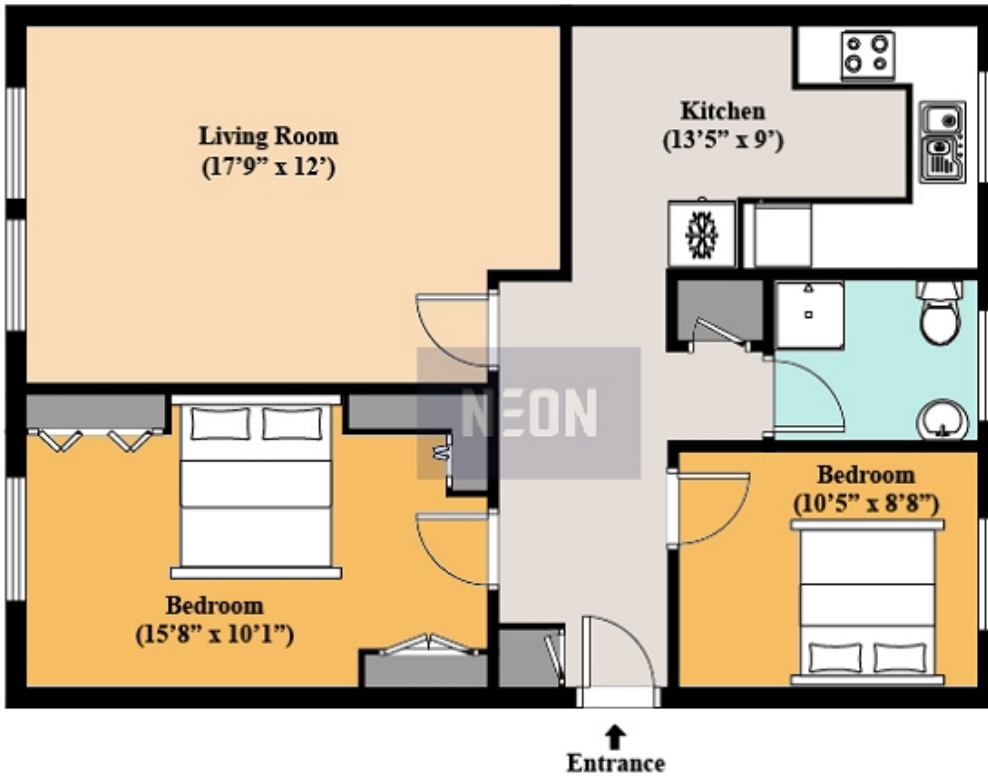
## Council Tax

Band Not Specified

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.