

Fencepiece Road,
Barkingside IG6 2JX

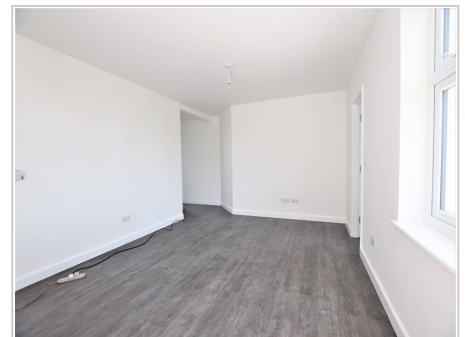
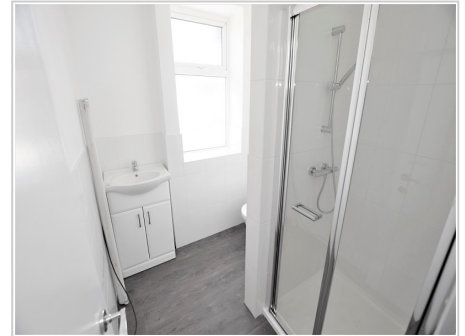
1,300 Monthly *



- MODERN 1 BEDROOM APARTMENT
- Own Front Door
- Large Living Room
- Modern White Fitted Kitchen
- Appliances Included
- Large Double Bedroom
- Stunning Shower Room
- Double Glazed
- Electric Heating

Ref: PRA10168

Viewing Instructions: Strictly By Appointment Only



General Description

MODERN 1 BEDROOM APARTMENT: This fantastic first floor apartment offers spacious rooms throughout with a modern kitchen and Shower room and just a short walk to Fairlop tube station and High street: DON'T Miss it CALL NOW

Accommodation

Entrance

Via security door and stairs to first floor entrance door

Living Room (15' 3" x 11' 7") or (4.65m x 3.52m)

Double glazed window, grey wood laminate floors, door to:-

Kitchen (8' 10" x 7' 9") or (2.70m x 2.37m)

Brand new white gloss wall and base units with sink and built in electric oven & hob, washing machine and fridge freezer

Bedroom 1 (15' 11" x 11' 6") or (4.84m x 3.50m)

Double glazed window, grey wood laminate floors

Shower Room Wc

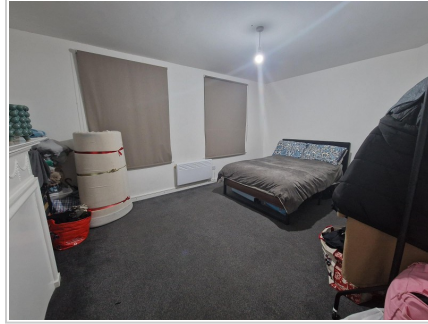
Double glazed window, brand new 3 piece suite comprising a new walk in shower cubicle with power shower, wash hand basin and low level wc

Services

EPC Rating:45

Council Tax

Band Not Specified



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.