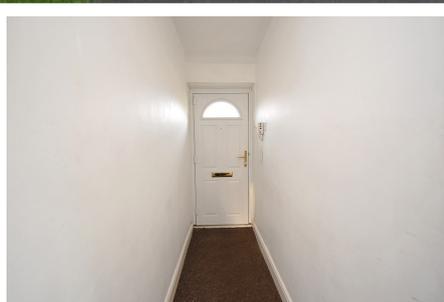


# McRae's

**Sutton Gardens, Barking, Essex. IG11 7XU**

**A First Floor One Bedroom Apartment...  
No Onward Chain with Communal Gardens...**



**Guide Price £199,995 Leasehold**

Forming part of a popular development, this conveniently located one bedroom first floor apartment features a hallway, a bright and spacious open plan kitchen/dining/living room, a good sized double bedroom, together with a modern bathroom plus an additional storage space to the side elevation and loft. Further benefits include communal gardens to the front and rear, alongside security gated access to the development. Overall, this chain free property represents an excellent opportunity for either first-time buyers or investors and also offers a fantastic commutability to Barking and Upney Stations, together with easy access to the A13, M11 and M25. This property combines comfort, convenience and value, a fantastic purchase not to be missed!

Local Authority: London Borough Of Barking & Dagenham  
EPC Rating: D

### Entrance

Gated entrance with a fob to enter, which provides access into the rear communal garden area that leads up to the brick stairwell to the first floor flat.

### Hallway (11' 09" x 12' 06") or (3.58m x 3.81m)

Access to the loft hatch and each room off. This L shaped hallway also has steps leading down to a storage space below the double glazed windows to the side elevation.

### Kitchen Dining Living Room (12' 03" x 17' 05") or (3.73m x 5.31m)

To the right hand side are part tiled walls, a full width fitted arrangement of wall and base cupboards, an integrated four ring electric hob with oven beneath and overhead extractor fan, plumbing provision for an automatic washing machine, a single sink unit with separate taps and drainer, a generous amount of worktops, space for a undercounter fridge, pull out drawers, plus a wall mounted boiler, electric meter and consumer unit. To the left hand side is an area of restricted ceiling height but the space is still able to comfortably accommodate a sofa and a dining table by the double glazed bay window to the front aspect. There are also another two radiators for additional warmth.

### Bedroom 1 (11' 04" x 8' 0") or (3.45m x 2.44m)

Double radiator and a double glazed window to the front elevation, in addition to the gas meter.

### Bathroom (7' 05" x 5' 06") or (2.26m x 1.68m)

Fully tiled walls and flooring, an air vent, a low flush WC, a single wash hand basin with mixer tap, a tiled panel bath with period style mixer tap, a bi-fold clear shower screen plus an overhead shower attachment. Additionally there is an area of restricted ceiling height, a wall mounted toiletry cupboard, together with a double glazed frosted window to the front elevation with top casements.

### Outside

Communal grounds to the front and rear.

### Council Tax Band: A

Lease length: 106 years

Service Charge: £1301 PA

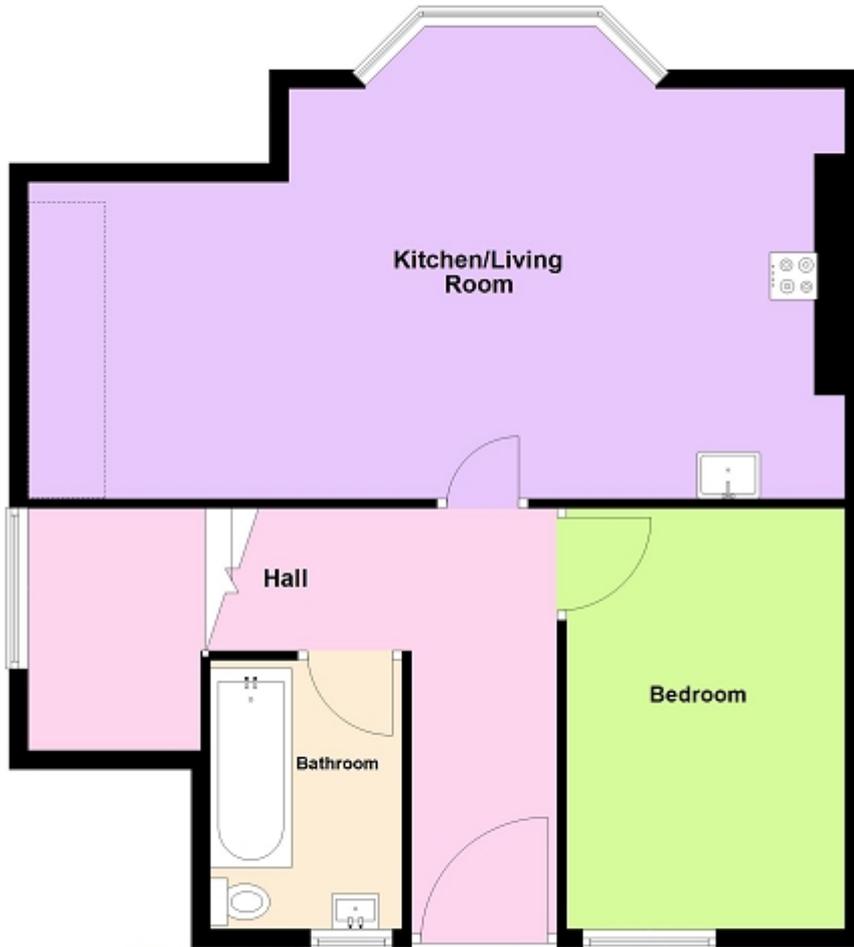
Ground Rent: £10 approx

**AGENTS NOTE:** We are obliged to disclose that the vendor of this property is a team member of McRae's.





### First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

