

LEASEHOLD



Apartment

# LANSBURY AVENUE, BARKING, IG11 9NJ

Guide Price

## £265,000

### FEATURES

- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE WITH BALCONY
- LARGE KITCHEN DINER
- BATHROOM SEP WC
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- CLOSE TO UPNEY STATION
- COUNCIL TAX B



## STEPS

Estate Agents

# 2 Bedroom Apartment located in Barking

## HALLWAY

Loft space, three large cupboards, oak flooring.

## LOUNGE

14 x 11

Access to balcony, window to front.

## KITCHEN DINER

11'5 x 10

Full range of fitted units, combi boiler, window to rear

## BEDROOM ONE

14 x 10'4

Access to balcony, window to front.

## BEDROOM TWO

11 x 10'3

Window to rear.

## BATHROOM

Two piece suite, window. Separate WC

## EXTERIOR

Communal gardens, lockable brick store/shed.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

Call us on

**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

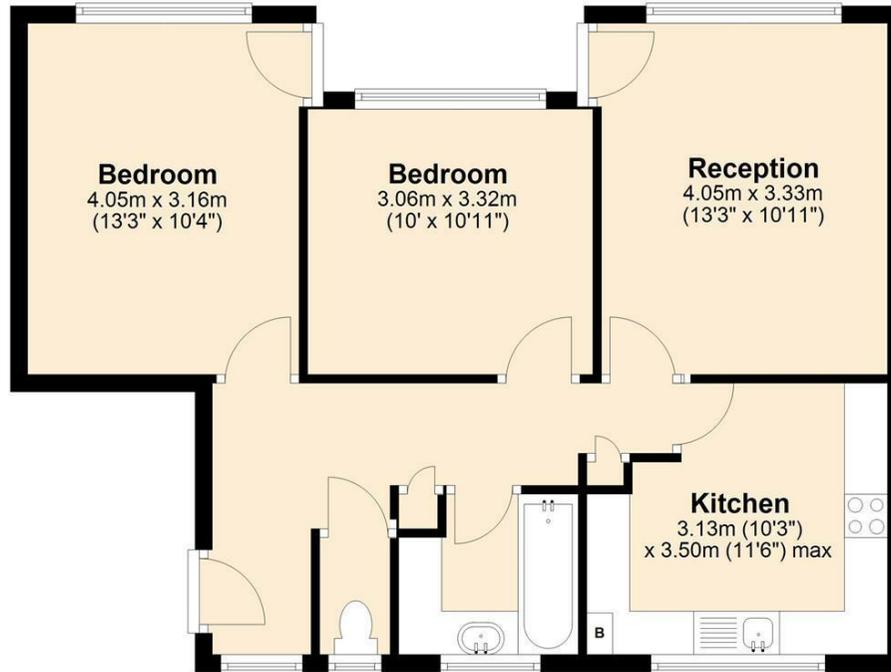
[www.steps.me.uk](http://www.steps.me.uk)

**Council Tax Band**

**B**

### Top Floor

Approx. 62.6 sq. metres (674.3 sq. feet)



Total area: approx. 62.6 sq. metres (674.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be give.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	80
		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**STEPS**

Estate Agents