



LEASEHOLD



Apartment (EPC Rating: C)

**BASTABLE AVENUE, BARKING,  
, ESSEX, IG11 0NG.**

Guide Price

**£220,000**

**STEPS**  
Estate Agents

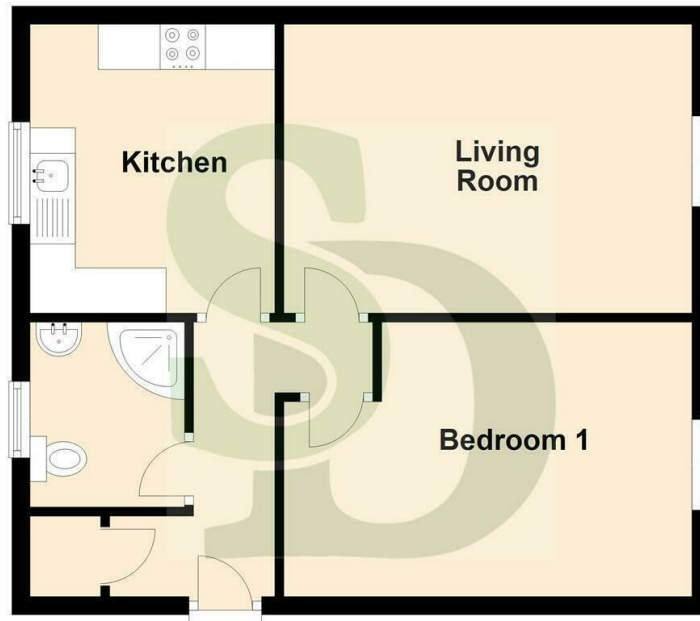
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# 1 Bedroom Apartment located in

Steps Estate Agents Are Pleased To Offer For Sale This FIRST (TOP) FLOOR One Bedroom Purpose Built Flat Located On The Thames View Area Of Barking, Essex. The Property Benefits From Double Glazing, Gas Central Heating, includes private front garden. Early Appointment Is Advised To Avoid Disappointment! Guide Price £220,000-£230,000

## First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 46.1 sq. metres (496.6 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
Plan produced using PlanUp.

Council Tax Band

**A**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

**020 8593 5933**

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

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