



## Flat 9, Runnel Court Spring Place, Barking, IG11 7GF

£240,000

- Two bedroom first floor flat flat
- Spacious lounge kitchen area
- Approximately 106 Year Lease
- En-suite to master bedroom
- Close to Barking station

# Flat 9, Runnel Court Spring Place, Barking IG11 7GF

Maybury Estates are pleased to offer for sale this TWO bedroom modern apartment located within the well-established Runnel Court development in Abbey Road Barking, IG11 7GF.

This well-proportioned two-bedroom apartment offers comfortable living space in a convenient and well-connected location.

The property features a bright reception room, providing a welcoming area for everyday living and entertaining. There are two generously sized bedrooms, both offering good natural light and flexibility for a range of buyers. The apartment further benefits from two bathrooms, making it particularly suitable for sharers, professionals, or small families.

The property is held on a long lease of approximately 106 years, offering long-term security and peace of mind. Ideally positioned close to Barking Station, the apartment enjoys excellent transport links into Central London and easy access to a wide range of local shops, amenities, and services. Nearby green spaces and riverside walks add further appeal to the location.

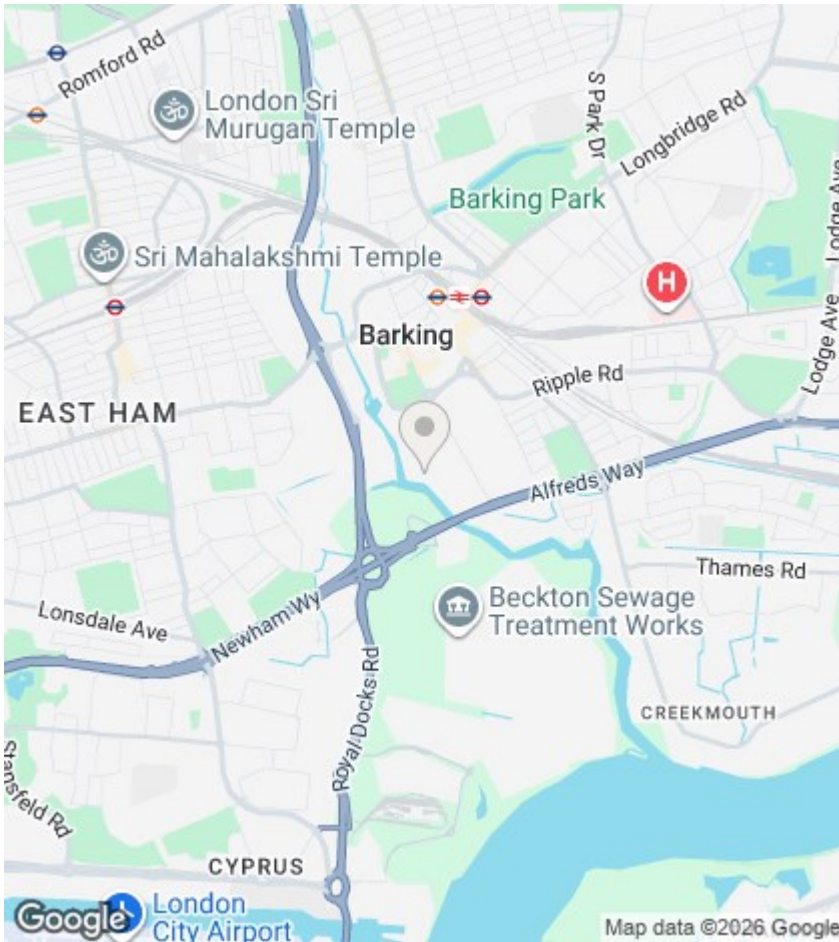
A well-located home offering space, convenience, and strong long-term potential.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

