

LEASEHOLD



Green Lane Residential



Flat - Purpose Built (EPC Rating: C)

**FLAT 6, RILL COURT SPRING PLACE,
BARKING, IG11 7GJ**
Offers over

£225,000

Green Lane Residential

Your personal estate agents with over 50 years experience



2 Bedroom Flat - Purpose Built located in Barking

Green Lane Residential are delighted to present this well-appointed two-bedroom, two-bathroom ground floor apartment, ideally situated within the charming Rill Court development on Spring Place, just off Abbey Road in Barking, IG11.

Built in 2009, the property offers modern living in a peaceful and well-maintained setting, with the added benefit of approximately 108 years remaining on the lease. The apartment is presented in good order throughout, providing a comfortable and move-in-ready home.

The accommodation comprises a spacious and bright living area, a fitted kitchen, two generously sized bedrooms, and two bathrooms, offering both convenience and flexibility for a range of lifestyles. Further benefits include a secure allocated parking space, adding to the practicality of this appealing home.

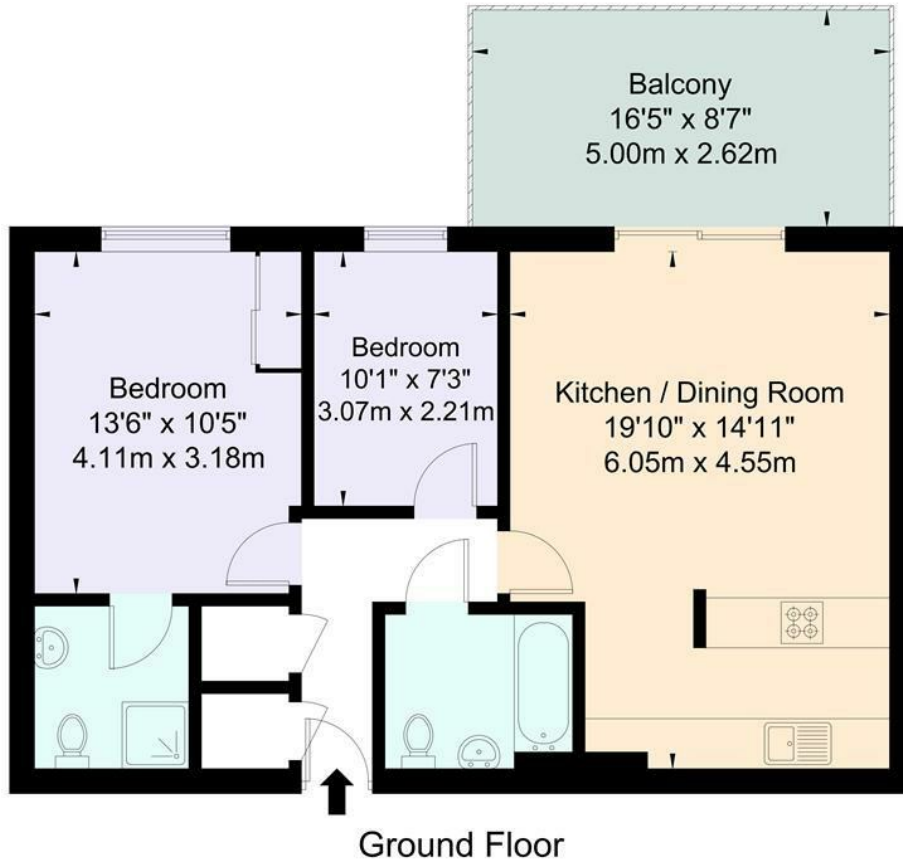
Ideally suited to first-time buyers looking to step onto the property ladder, as well as buy-to-let investors seeking a strong rental opportunity, this property represents an excellent combination of location, comfort,





Rill Court, IG11 7GJ

Approximate Gross Internal Area = 63.5 sq m / 683 sq ft



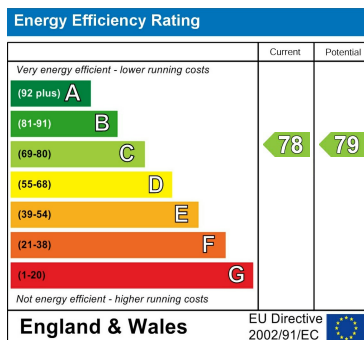
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

C

Energy Performance Graph



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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.

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