



Ripple Road, Barking, IG11 7NY

welcome to

Ripple Road, Barking

CHAIN FREE Two Bedroom Ground Floor Flat situated behind Commercial Premises and close to Barking Station and Town Centre with its Fantastic Array of Amenities



CHAIN FREE Two Bedroom Ground Floor Flat situated behind Commercial Premises and close to Barking Station and Barking Town Centre, with its Fantastic Range of Amenities and Transport Links. CASH BUYERS ONLY.

The Flat is Sold with Vacant Possession and boasts a Long Lease, with Over 165 Years Remaining.

The property comes with Private Rear Access and comprises an Open Plan Kitchen/Living Room, Two Bedrooms and a Bathroom.

With its Close Proximity to Barking Station serving the District, Hammersmith & City Line and C2C Lines, this Flat is Perfect for Commuters and Investors.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Open Plan Kitchen/Living Room

17' 6" x 9' 7" (5.33m x 2.92m)

Bedroom One

9' 8" x 8' 5" (2.95m x 2.57m)

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m)

Bathroom

Wc



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- WILLIAM H BROWN BARKING EXCLUSIVE
- CASH BUYERS ONLY
- BEHIND COMMERCIAL PREMISES
- VACANT POSSESSION
- CHAIN FREE

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Sep 2004.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£185,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BKG105411 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
**Porter
Glenny**



020 8594 3017



barking@williamhbrown.co.uk



3 Faircross Parade, Longbridge Road,
BARKING, Essex, IG11 8UN



williamhbrown.co.uk