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ARBON MILLER  
EST 1976

New Mossford Way  
Barkingside, Essex IG6 1FJ  
£1,800

## New Mossford Way, Barkingside, Essex IG6 1FJ

Two Bedrooms | Two Bathrooms | Allocated Parking | Modern Development.

A bright and spacious two-bedroom, two-bathroom apartment situated on the third floor of the sought-after Thomas Court development in New Mossford Way, IG6. This well-presented property offers a generous open-plan living and dining area with contemporary fitted kitchen, two well-proportioned bedrooms including a principal bedroom with en-suite shower room, and a modern family bathroom. The apartment benefits from excellent natural light, secure entry system, communal Bike store and access to beautifully maintained communal gardens. Further features include an allocated parking space, double glazing, and gas central heating. Ideally located within easy reach of Barkingside, Fairlop and Gants Hill Underground Stations (Central Line), along with a variety of local shops, schools and leisure amenities.

### COMMUNAL ENTRANCE HALL

Communal entrance doors with video entry phone system, stairs to all floors,

### ENTRANCE HALL

Wood strip flooring, double radiator, access to loft space, storage cupboards, doors to:

### OPEN PLAN LOUNGE/KITCHEN 21'5 x 12'1 to extremes (6.53m x 3.68m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, four burner gas hob with extractor hood over and oven under, one and half bowl stainless steel sink top unit with mixer tap, integrated fridge/freezer, dishwasher and washer drier, wood strip flooring, two double radiators, air recirculation system, spotlights to ceiling, double glazed double doors leading to BALCONY.

### BEDROOM ONE 12'2 x 11'2 (3.71m x 3.40m)

Three light triple glazed window, double radiator, double doors to fitted cupboard, air recirculation system, door to:

### ENSUITE SHOWER ROOM 6'3 x 4'9 (1.91m x 1.45m)

Walk-in shower cubicle with mixer tap, shower attachment with sliding doors, close coupled wc, vanity unit with wash hand basin and mixer tap, part tiled walls, tiled floor, heated towel rail, spotlights to ceiling, extractor fan.

### BEDROOM TWO 12'2 x 11'1 to extremes (3.71m x 3.38m to extremes)

Three light triple glazed window, double radiator, air recirculation system.

### BATHROOM 6'8 x 6'5 (2.03m x 1.96m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, vanity wash hand basin with mixer tap, close coupled wc, spotlights to ceiling, part tiled walls, tiled floor, heated towel rail, extractor fan.

### ALLOCATED PARKING SPACE

### COMMUNAL GROUNDS

Communal Surrounding Grounds.

### PARKING

Gate car parking providing **ALLOCATED PARKING SPACE**.

### LEASE

113 years remaining

### GROUND RENT

£275 per annum

### SERVICE CHARGE

£2,000 approx per annum

### COUNCIL TAX

London Borough of Redbridge - Band C

### AGENTS NOTE (LEASE ETC)

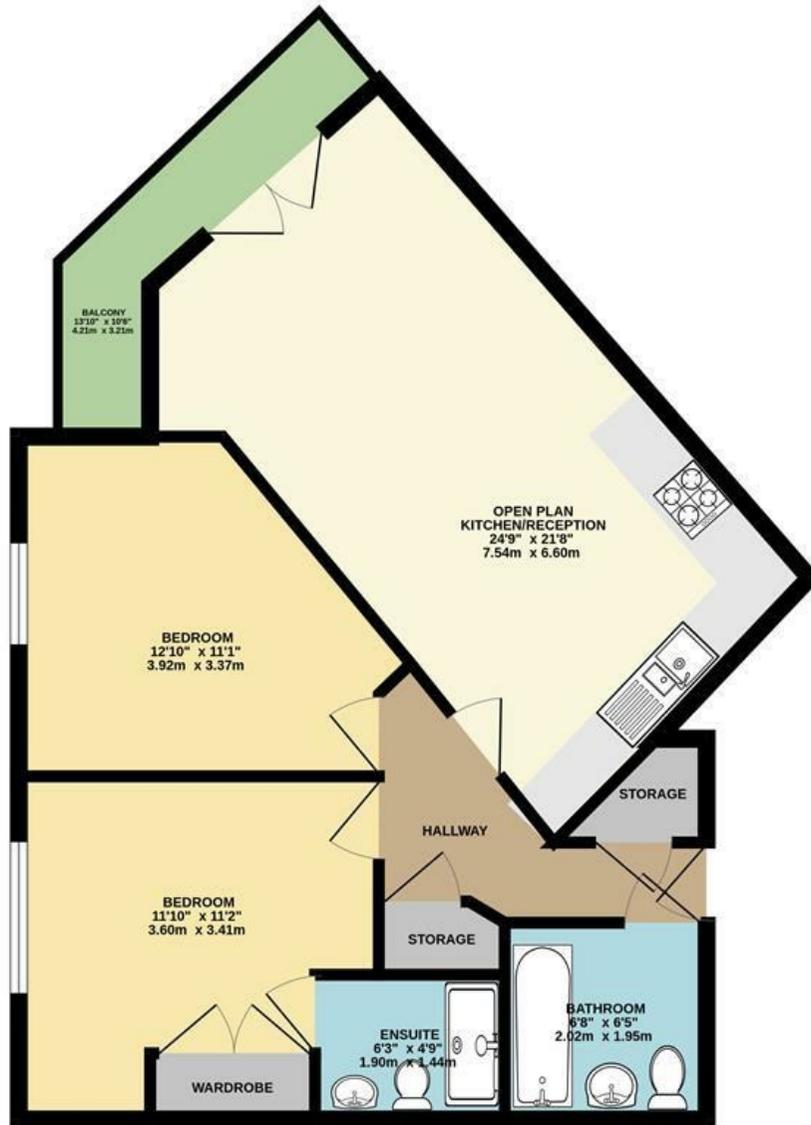
The above details have been provided in good faith and will need to be verified by the respective solicitors.

### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



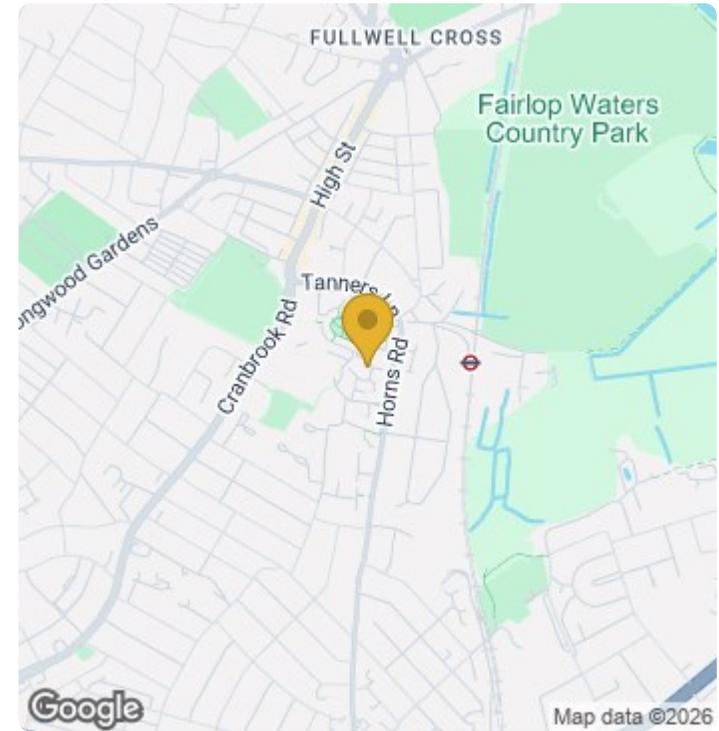
GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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 mis-statement. 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 is given as to their operability or efficiency can be given.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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	



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