



96 Genas Close
Barkingside, Essex IG6 2PL
Price guide £300,000

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*** PRICE GUIDE £300,000 - £325,000 *** CHAIN FREE *** Situated within the popular and well-connected Genas Close development, this well-presented one-bedroom first-floor apartment offers an excellent opportunity for first-time buyers and investors alike. The property features a spacious double bedroom with en-suite shower room, bright and airy open-plan living accommodation, a fitted kitchen complete with white goods, and the added benefit of allocated parking. Ideally located within easy reach of local shops, supermarkets and everyday amenities, the apartment also enjoys excellent transport links, with nearby Fairlop Underground Station providing direct Central Line services to Stratford, the City and Central London. Offering modern, low-maintenance living in a sought-after location, this attractive home is available chain free and viewing is highly recommended.

COMMUNAL ENTRANCE HALL

Security entry phone system, stairs to all floors.

ENTRANCE HALL

Security entry phone, wood strip flooring, storage cupboard, airing cupboard, doors to:

OPEN PLAN LOUNGE/KITCHEN

Lounge Area: Three light double glazed window, wood strip flooring, electric heater, coved cornice. Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, breakfast bar area, built-in oven with hob and extractor fan over, stainless steel splashback, recess for fridge/freezer, one and half bowl stainless steel sink top unit with mixer tap, two light double glazed window, tiled floor.

BEDROOM ONE

Three light double glazed window, built-in wardrobe cupboard with mirror sliding doors, wood strip flooring, electric heater, door to:

ENSUITE SHOWER ROOM

Walk-in shower cubicle with sliding doors,

mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc with hand held bidet, tiled walls, tiled floor.

BEDROOM TWO

Two light window, wood strip flooring, electric heater.

BATHROOM

Panel enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, low level wc, shaver point, upright heated towel rail, tiled walls, tiled floor, two light obscure double glazed window.

PARKING

Allocated parking space.

LEASE

101 years remaining.

GROUND RENT

£356.00 per annum.

SERVICE CHARGE

£1990.00 per annum.

COUNCIL TAX

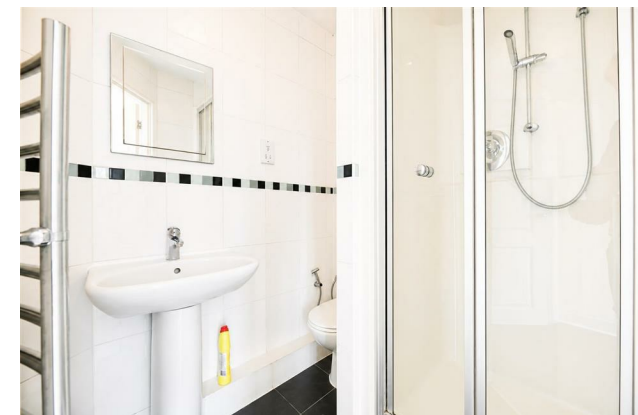
London Borough of Redbridge - Band C

AGENTS NOTE (LEASE ETC)

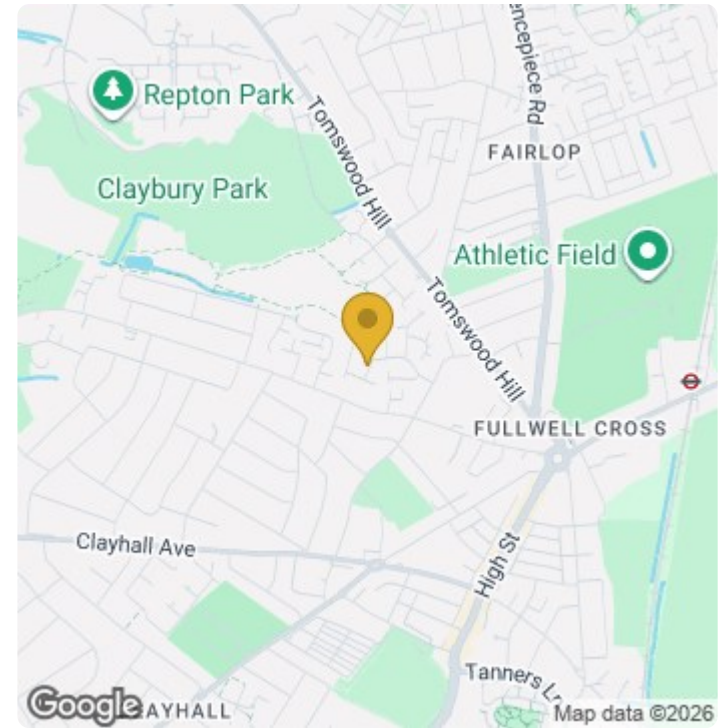
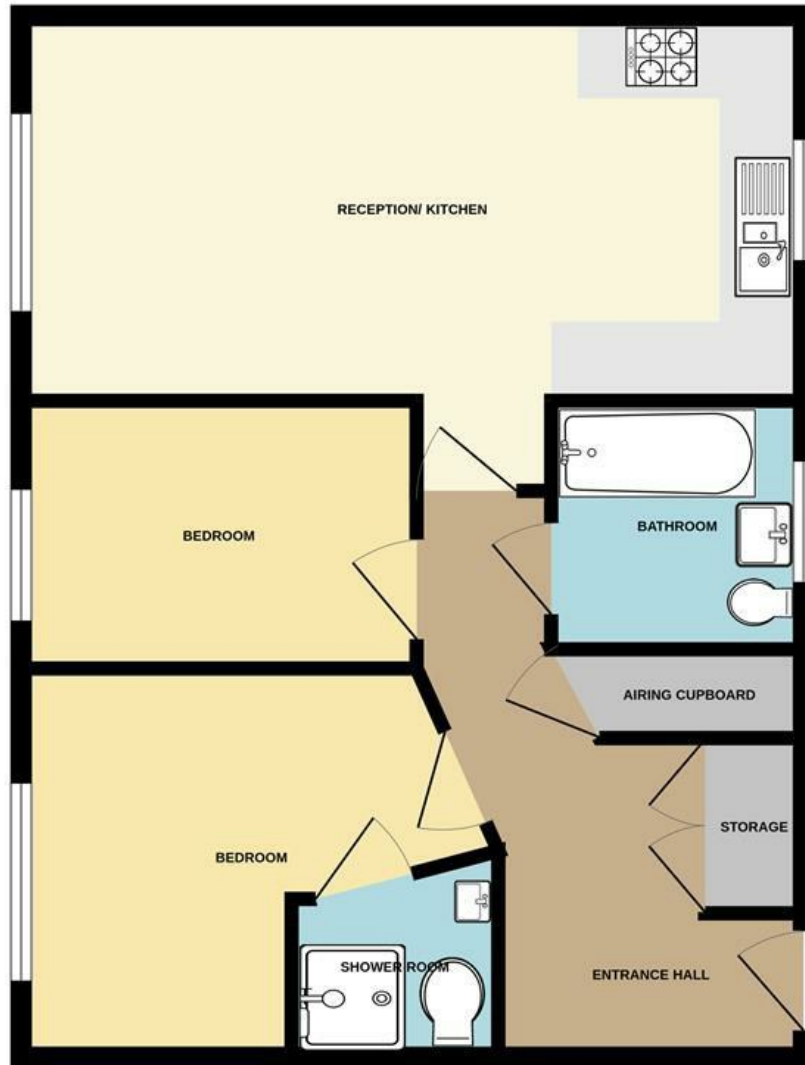
The above details have been provided in good faith and will need to be verified by the respective solicitors.

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.



FIRST FLOOR



Energy Efficiency Rating

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

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 as to their operability or efficiency can be given.
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