



48 Oaksid Court Fencepiece Road, Barkingside, Essex IG6 2PH

*** Price Guide: £325,000 to £335,000 *** CHAIN FREE *** Arbon & Miller are pleased to offer this SPACIOUS two bedroom two bathroom Ground floor purpose built flat maintained in good decorative condition throughout. The property is located on the ever-popular Oaksid Court GATED development within walking distance of Fairlop central line station which offers direct access to Stratford within approx 20 minutes and Liverpool Street within approx 30 minutes and offers underground secure parking. You couldn't wish for a more conveniently positioned home with Barkingside High Street a short walk away with its array of restaurants, shops, cafe's, and many amenities and bus routes. The property can only be truly appreciated by carrying out an internal inspection.

COMMUNAL ENTRANCE HALL

Security entry phone system, door to:

ENTRANCE LOBBY

Wood strip flooring, storage cupboard, double radiator, spotlights to ceiling.

ENTRANCE HALL

Spotlights to ceiling, double radiator, doors to:

KITCHEN

Range of wall and base units, working surfaces, cupboards and drawers, integrated fridge/freezer, built-in double oven with gas hob and extractor fan over, stainless steel sink top with mixer tap, tiled walls, tiled floor, cupboard housing combi boiler, spotlights to ceiling, double glazed window.

LOUNGE

Two light double glazed window, double glazed double doors leading to outside seating area, wood strip flooring, double radiator.

BEDROOM ONE

Double glazed double doors to Juliette balcony, fitted wardrobes to one wall, double radiator, door to:

ENSUITE SHOWER ROOM

Glazed shower enclosure with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, spotlights to ceiling, extractor fan.

BEDROOM TWO

Two light double glazed window, wood strip flooring, double radiator.

BATHROOM

Panel enclosed bath with mixer tap and shower attachment, low level wc, vanity unit with wash hand basin with mixer tap, tiled walls, tiled floor, spotlights to ceiling, double radiator, extractor fan, obscure double glazed window.

EXTERIOR

Gated Underground Allocated Parking Space.

LEASE

126 years remaining

GROUND RENT

£225 per annum - Paid half yearly

SERVICE CHARGE

£2208.28 per annum - Paid half yearly

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

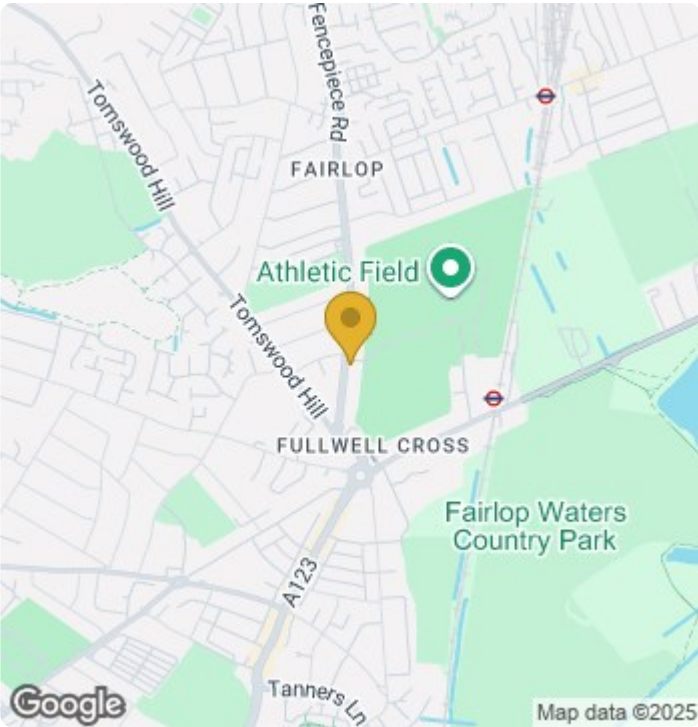
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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 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) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 