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New Mossford Way
Barkingside, Essex IG6 1GF
Price £260,000

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An excellent opportunity to acquire this well-presented one-bedroom apartment, ideally positioned within a popular and well-connected residential development in Barkingside. Perfectly suited for first-time buyers, investors, or those looking to downsize, this bright and spacious home offers a thoughtfully arranged layout. The property features a generous open-plan living and dining area, creating a welcoming space ideal for both relaxing and entertaining. A well-appointed kitchen complements the living space, while the double bedroom provides comfortable accommodation with ample room for storage. The bathroom is finished in a clean, modern style. Further benefits include residents' parking (to rent subject to availability), well-maintained communal areas, and a secure, peaceful setting within the development. Situated within easy reach of Barkingside High Street, the property enjoys convenient access to a wide range of supermarkets, shops, cafés, and local amenities, as well as excellent transport links being within 5 minutes walk of Barkingside Central Line station, offering direct routes into Central London. Green spaces and local parks are also nearby, enhancing the lifestyle appeal of this location. Offered to the market with no onward chain, this property represents a fantastic opportunity to step onto the property ladder or secure a solid rental investment in a consistently popular area.

COMMUNAL ENTRANCE HALL

Communal entrance door, stairs to all floors.

ENTRANCE HALL

Radiator, wood strip style flooring, shelving with cupboard under, door to:

OPEN PLAN RECEPTION/KITCHEN 19'4 x 14'1 (5.89m x 4.29m)

Lounge Area: Three light triple glazed window, further two light triple glazed window, two radiators, spotlights to ceiling, wood strip style flooring. Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with gas hob and canopy extractor fan over, stainless steel sink bowl with mixer tap, part tiled walls, matching front to integrated dishwasher, spotlights to ceiling.

BEDROOM 13'9 x 9'2 (4.19m x 2.79m)

Three light triple glazed window, radiator, radiator, wood strip style flooring, built-in wardrobe cupboard.

BATHROOM 7'10 x 6'7 (2.39m x 2.01m)

Panel enclosed bath with mixer tap,

shower attachment and glazed side screen, concealed low level wc, wash hand basin with mixer tap, wall mounted mirror, upright heated towel rail, tiled walls, tiled floor, extractor fan.

COMMUNAL GARDENS

Communal Gardens.

LEASE

115 years remaining

GROUND RENT

£225 per annum

MAINTENANCE CHARGE

approx £1,800 per annum

COUNCIL TAX

London Borough of Redbridge - Band B

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

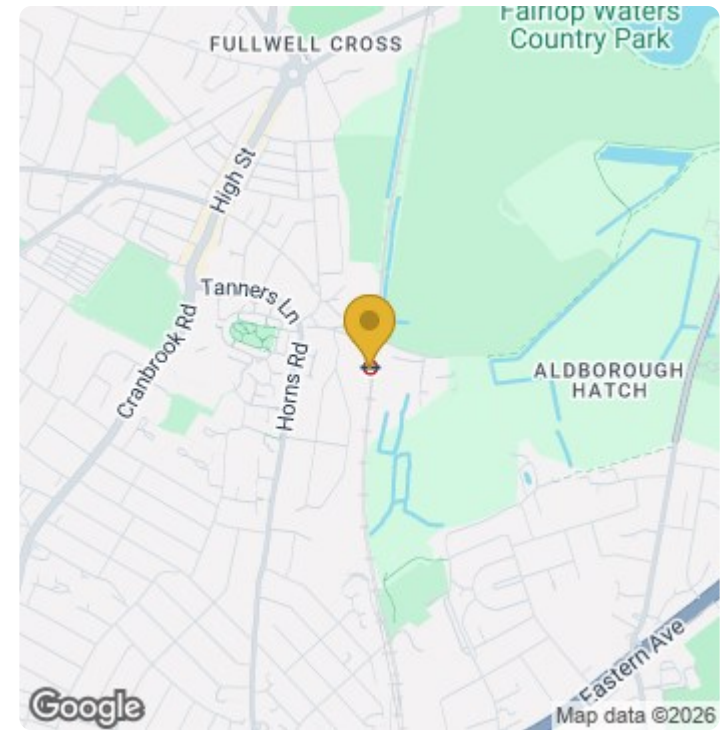
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these

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.



Runcie Court IG6

Approx. Gross Internal Area 574 Sq Ft - 53.32 Sq M



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (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 | |



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 30/4/2026



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