



## Mayland Mansions, Whiting Avenue, Barking, Essex, IG11 8JN

Longbridge Estates are pleased to announce for sale this purpose built one bedroom 2nd floor flat which is the first time this this property has ever come to the market.

COMMUNAL HALLWAY security entry phone system, stairs to 2nd floor, wooden door to  
HALLWAY balcony area, part glazed door to inner hallway.

INNER HALLWAY part glazed wooden door, x2 fitted cupboard, carpet as laid, doors to: -

LOUNGE 13' 11" x 13' 8" (4.25m x 4.19m) double glazed, window to front, double radiator,  
carpet as laid, door to conservatory.

CONSERVATORY 11' 11" x 5' 2" (3.64m x 1.58m) single glazed window to front and side  
aspect of sun room.

KITCHEN 10' 7" x 10' 2" (3.24m x 3.1m) double glazed window to rear, matching eye and  
base level kitchen units, electric cooker point, double radiator, wall mounted combination  
boiler, single radiator.

BATHROOM double glazed, opaque window to rear, pedestal wash hand basin, low level flush  
W/C, free standing shower cubical housing electric shower, double radiator.

BEDROOM 11' 3" x 10' 11" (3.43m x 3.33m) double glazed window to front, double radiator,



carpet as laid.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.

## Office

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