



SPENCER JAMES
RESIDENTIAL

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**** Two Bedrooms ****

**** 974 Year Lease ****

**** Balcony ****

**** EPC - C / Council Tax Band C ****

**** Bathroom and En-Suite ****

**** Free Residents Permit Parking ****

**** Walking Distance to DLR ****

**** Floor Area: 666.9 Sq/Ft (62 Sq/M) ****



Felixstowe Court, Galleons Lock, E16

£295,000 (Share of Freehold)



Spencer James are pleased to offer this well proportioned two bedroom first floor apartment.

The property is sold with long lease of 974 years and boasts two generously sized double bedrooms, a bathroom in addition to an en-suite shower room, a spacious living room and independent kitchen.

Externally the property further benefits from a private balcony, free residents permit parking and 24-hour security and estate office.

The property is located on the popular Galleons Lock Development within walking distance of both Galleons Reach and King George V DLR. (EWS1 A1 Compliant).

Accommodation Comprises:

Hallway

Telephone entry point, laminate wood effect flooring.

Lounge/Diner 14' 5" x 10' 11" (4.39m x 3.32m)

Laminate wood effect flooring, storage heater, double glazed door to balcony.

Kitchen 11' 9" x 8' 0" (3.58m x 2.44m)

Fitted with a range of base and eye level units with roll top surfaces incorporating a stainless steel sink and mixer tap, space for washing machine, fridge freezer, cooker and hob. Double glazed window to rear aspect. Tiled Flooring.

Bedroom One 13' 11" x 10' 4" (4.24m x 3.15m)

Laminate wood effect flooring, double glazed window to side aspect, wall mounted heater heater.

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc and hand wash basin. Tiled flooring and splash backs.

Bedroom Two 11' 0" x 8' 0" (3.35m x 2.44m)

Laminate wood effect flooring, double glazed window to front aspect, wall mounted heater.

Bathroom

Three piece comprising panelled bath and shower attachment, low level wc and hand wash basin. Tiled flooring and splash backs.

Externally

Free residents permit parking, 24 hour security/estate office, well maintained communal grounds.

Lease Details

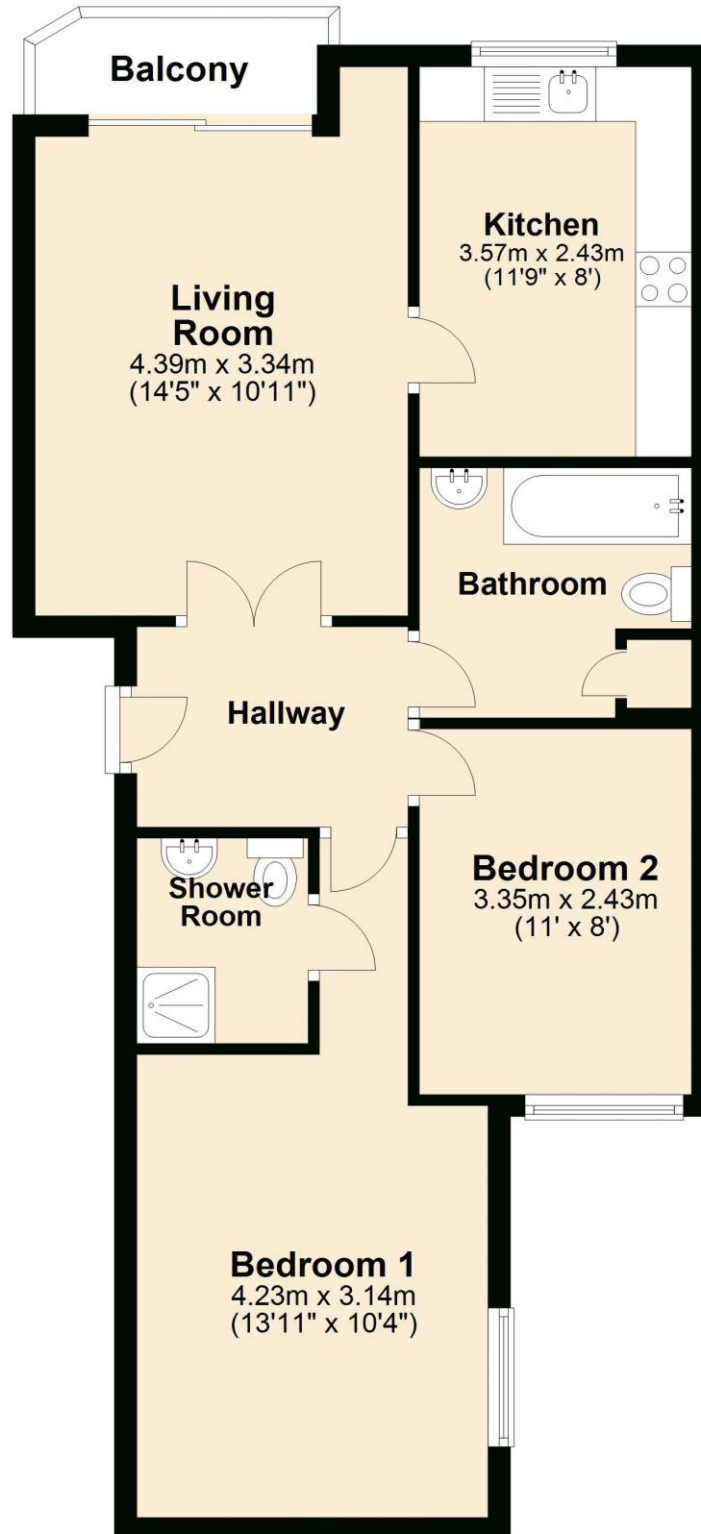
Lease Remaining - 974 Years

Service Charge - £1981 per annum

Ground Rent - £1 per annum (peppercorn)

First Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)



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