



SPENCER JAMES
RESIDENTIAL

8 Hartlepool Court | London E16 2RL
T: +44 (0) 20 7474 3636
E: mail@spencer-james.co.uk
www.spencer-james.co.uk



**** One Bedroom Apartment ****

**** Terrace ****

**** 24 Hour Security/Estate Office ****

**** EPC: TBC / Council Tax Band: C ****

**** Well Presented Throughout ****

**** Dockside Development ****

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

**** Floor Area: 563.7 Sq/Ft (52.4 Sq/M) ****



Albert Basin Way, Gallions Reach, E16

£250,000 (Leasehold)



Located on a popular dockside development lies this spacious and well presented one bedroom apartment. Internally the property boasts a modern open plan living room and kitchen with patio doors leading to a terrace, a large double bedroom, a hallway with ample storage and three-piece bathroom.

The popular development benefits from 24-hour security/estate office, resident's playground and well-maintained communal grounds.

Located within a stone's throw of amenities and Gallions Reach DLR with convenient links to the Elizabeth Line.

Accommodation Comprises:

Entrance Hall

Video entry point, storage cupboard housing hot water tank, underfloor heating, laminate wood effect flooring.

Living Room 14' 2" x 13' 6" (4.31m x 4.11m)

Double glazed patio doors to terrace, underfloor heating, laminate wood effect flooring.

Kitchen Area: 8' 6" x 8' 0" (2.59m x 2.44m)

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless-steel sink and mixer tap, integrated cooker, hob and extractor and fridge freezer, space for washing machine. Laminate wood effect flooring with underfloor heating.

Bedroom 15' 8" x 10' 0" (4.77m x 3.05m)

Double glazed window to front aspect, fitted wardrobes, carpeted flooring, underfloor heating.

Bathroom

Three-piece suite comprising of a bath with shower screen and attachment, low level wc and hand wash basin with medicine cupboard below. Tiled floor. Underfloor heating.

Externally

Well maintained communal grounds, 24-hour security/estate office.

Lease Details

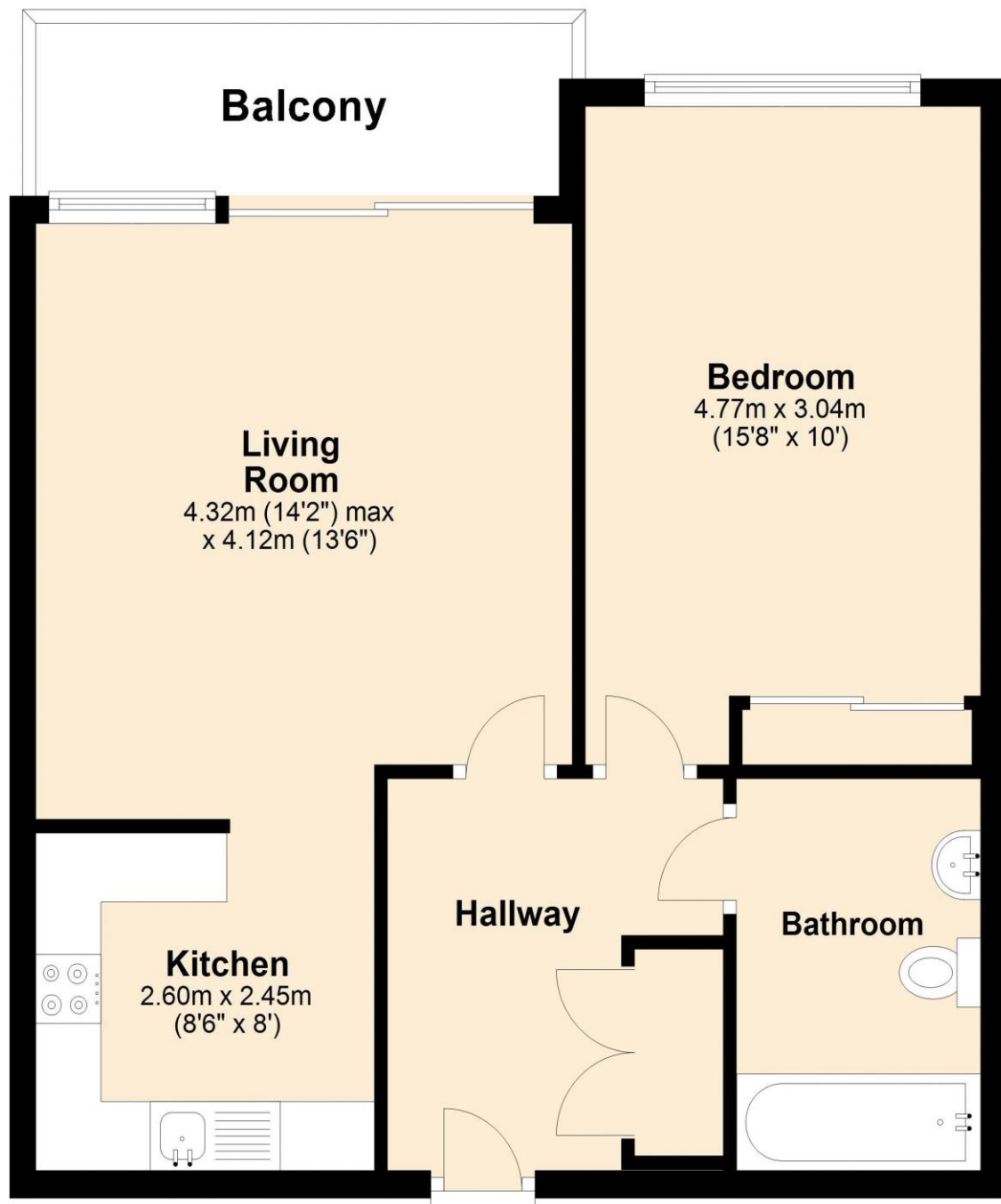
Lease Remaining - 179 Years

Service Charge - £3712 per annum (includes water bill)

Ground Rent - £712 per annum

Ground Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



Total area: approx. 52.4 sq. metres (563.7 sq. feet)



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