



SPENCER JAMES
RESIDENTIAL

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**** Two Double Bedrooms ****

**** Family Bathroom and En-Suite Shower Room ****

**** 174 Year Lease ****

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

**** Balcony ****

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

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

**** Floor Area: 638 Sq/Ft (59.3 Sq/M) ****



Felixstowe Court, Galleons Lock, E16

£299,995 (Leasehold)



Spencer James are pleased to offer this well presented two bedroom, two bathroom first floor apartment.

The property is sold with long lease of 174 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 with convenient links to the Elizabeth Line.

Accommodation Comprises:

Entrance Hallway

Laminate wood effect flooring, telephone entry point

Living Room 14' 1" x 14' 0" (4.29m x 4.26m)

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

Kitchen 11' 3" x 8' 1" (3.43m x 2.46m)

Fitted with a range of eye and base level units with roll top surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob and extractor. Space for washing machine and fridge freezer. Ceramic tiled flooring. Double glazed window to rear aspect.

Bedroom One 11' 1" x 10' 4" (3.38m x 3.15m)

Dual aspect double glazed window to front and side aspect, wall mounted heater, laminate wood effect flooring.

En-Suite Shower Room

Three piece suite comprising a shower cubicle, low level wc and hand wash basin.

Bedroom Two 10' 4" x 7' 4" (3.15m x 2.23m)

Double glazed window to front aspect, wall mounted heater, laminate wood effect flooring.

Bathroom

Three piece suite comprising a panelled bath and shower attachment, low level wc and hand wash basin. Ceramic tiled flooring. Double glazed window to side aspect.

Externally

Balcony with dock views, free residents permit parking, 24 hour security/estate office.

Lease Details

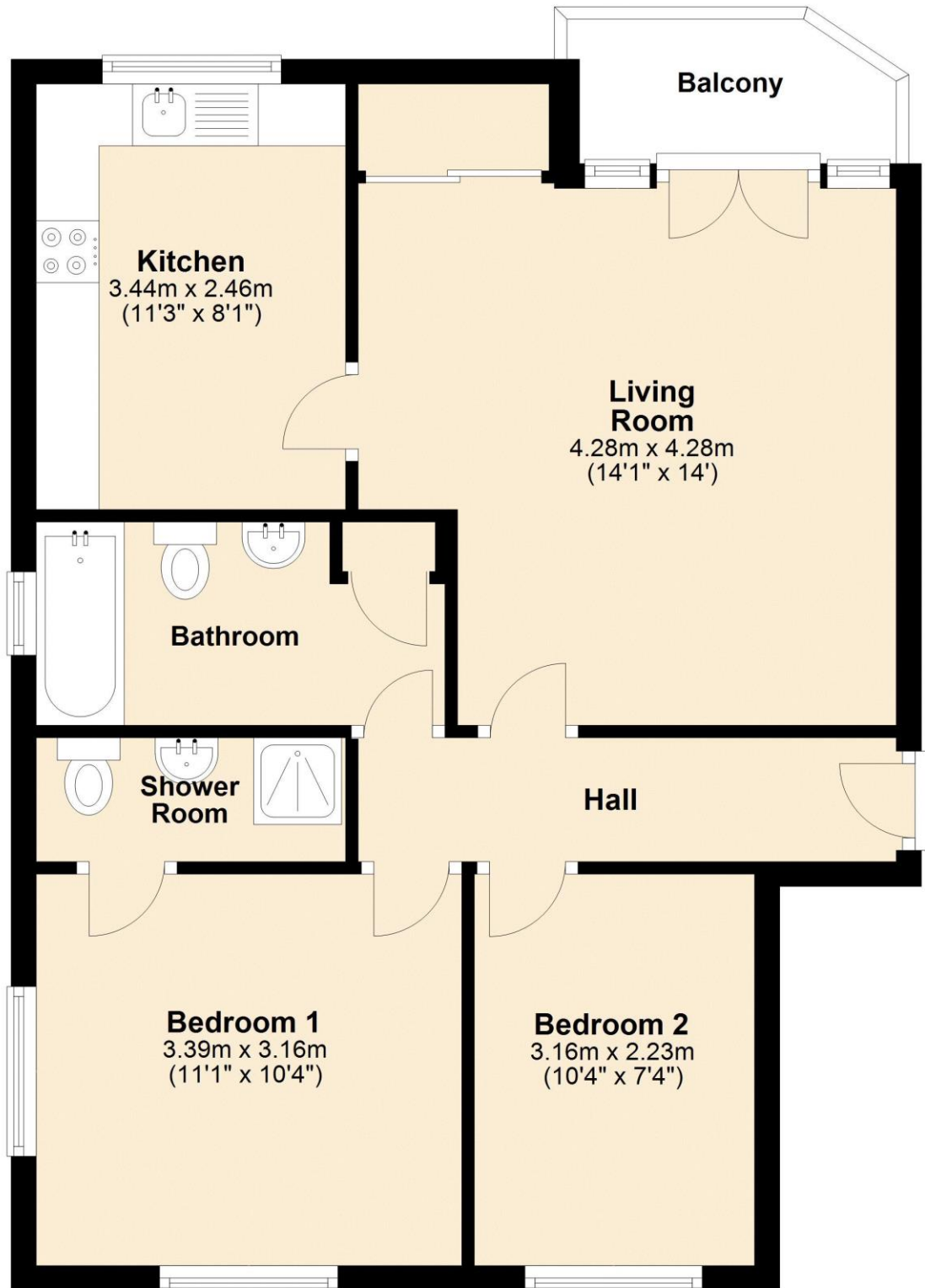
Lease - 174 Years Remaining

Service Charge - £1981 per annum (Includes Water Rates)

Ground Rent - £1 per annum (if demanded)

First Floor

Approx. 59.3 sq. metres (638.8 sq. feet)



Total area: approx. 59.3 sq. metres (638.8 sq. feet)



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