



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

St Columba Court, Cruickshank Road, E15 1TA | Guide Price: £300,000 - £320,000  
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**GUIDE PRICE £300,000-£320,000.** Located just moments away from Maryland Overground station (Elizabeth Line) is this larger than average two bedroom ground floor apartment. The property is presented well and boast spacious accommodation throughout including a large living room which leads onto your own private patio space, two double bedrooms, a newly fitted kitchen and a separate external store room which is handy to store large items or use as a bike shed. With such fantastic public transport links into both Central London and Docklands this property is an ideal opportunity for both First Time and investment Buyers.

#### ENTRANCE

Laminated flooring, wall mounted radiator, entry phone system.

#### LOUNGE

15'11" x 13'4"

Double glazed window to side, laminated wood effect flooring, wall mounted radiator, power points, door leading to terrace.

#### KITCHEN

11'5" x 9'5"

Double glazed window to side, wall and base units, sink and drainer, plumbing for washing machine, tiled flooring, wall mounted boiler.

#### BEDROOM ONE

16'8" x 8'10"

Double glazed window to side, laminated flooring, wall mounted radiator, power points, storage cupboard.

#### BEDROOM TWO

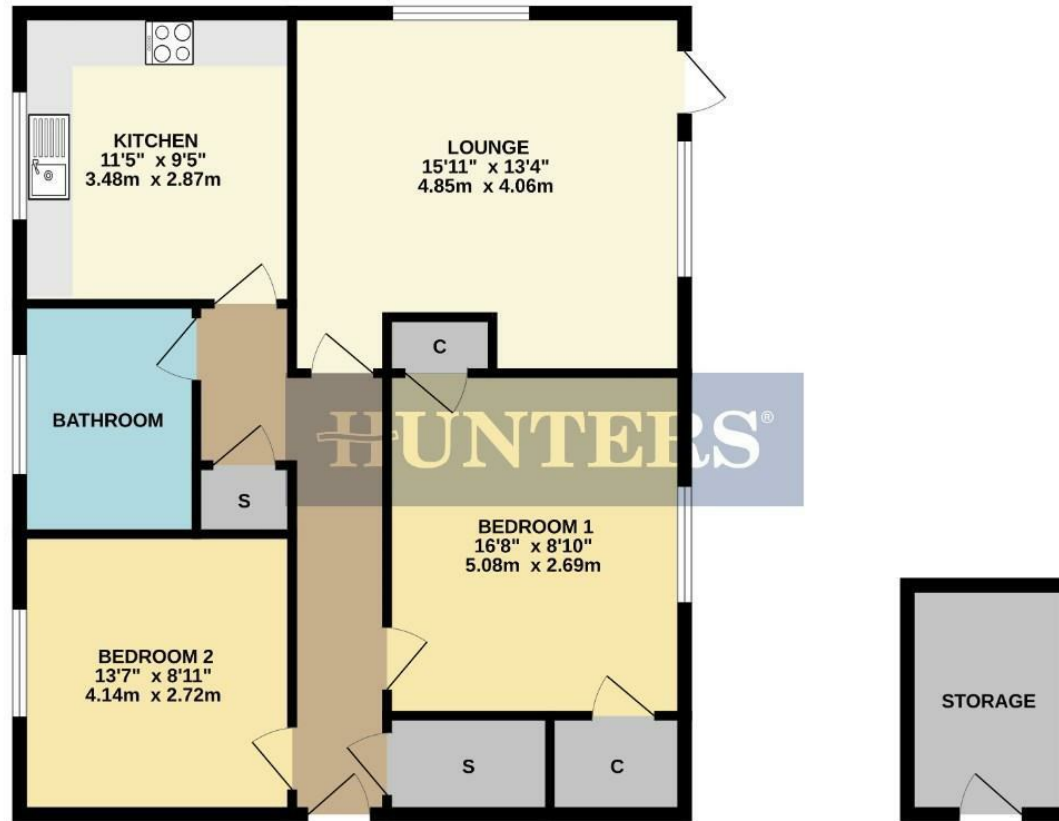
13'7" x 8'11"

Double glazed window to side, laminated flooring, wall mounted radiator, power points.

#### BATHROOM

Comprising of panelled bath with mixer tap and shower attachment, low level w.c, wash basin, frosted window to side, tiled walls and flooring.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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