



## Ruckholt Road, Leyton, London, E10

Offers In Excess Of £450,000

Leasehold

**FOR SALE**

 1  2  2

- Modern purpose built second floor apartment
- 2 Double bedrooms & 2 Bathrooms
- Open plan lounge/kitchen/diner
- Concierge 7 days a week
- EPC rating: B (86)
- Council Tax Band: C
- Balcony & Communal Garden
- Underground parking space (x1)
- No chain
- Internal: 760 sq ft (70 sq m)

An incredibly light and spacious two double bedroom flat, situated in a modern purpose built block on Ruckholt Road. Beautifully presented internally, this delightful home is ideally placed for all that E10 has to offer.

The flat offers 760 square feet of very practical internal space, as well as a private balcony and an allocated secure underground parking spot and bike storage. The main hub is the open plan kitchen/diner/lounge. Filled with light thanks to an abundance of glazing along the far wall, this is a room that will be in constant use, whether entertaining or simply relaxing. The room boasts beautiful views of the London city skyline. There is beautiful flooring underfoot, fitted with underfloor heating, sleek cabinetry in the kitchen, complete with integrated appliances. There room to eat as well as relax, making it the perfect space in which to entertain.

Both of the bedrooms are solid doubles, and as well presented as the kitchen/diner/lounge. The larger has an en-suite shower room, complete with walk in cubicle and rainfall shower, whilst the second offers access to the aforementioned balcony overlooking the gardens - the ideal spot to kick back on a warm summer's evening. The main bathroom houses a three piece suite, with shower over the tub.

There are well maintained communal gardens outside, as well as a concierge manning the front reception desk.

# Ruckholt Road, Leyton, London, E10

## DIMENSIONS

### Communal Entrance

Via communal entrance door leading into:

### Communal Hallway

Staircase leading to all floors & flat.

### Entrance

Via entrance door leading into:

### Entrance Hallway

Door to lounge/kitchen, bedroom one, bedroom two & bathroom.

### Open Plan Lounge/Diner/Kitchen

23'7 x 17'2

### Bedroom One

11'6 x 11'3

Door to:

### Ensuite

7'2 x 4'7

### Bedroom Two

12'3 x 9'0

Door to balcony.

### Bathroom

7'2 x 6'5

### Balcony

6'4 x 9'3

### Communal Garden

### Off Street Parking

Private allocated car parking space via a secure underground car park.

### Additional Information:

Lease Term: 250 years from 24 June 2016

Lease Remaining: 242 years remaining.

Ground Rent: £450 per annum.

Service Charge: £3907 per annum.

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

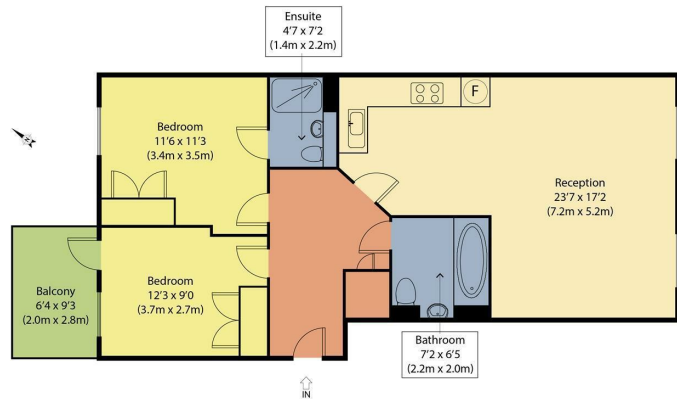
### Notice:

All photographs are provided for guidance only.

### Dimensions:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN



Second Floor  
Approximate Gross Internal Area  
760 sq ft (70 sq m)

ESTATES 10  
LEYTON & LEYTONSTONE ESTATE AGENTS

## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## MAP



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