



## Ruckholt Road, Leyton, London, E10

£2,000 Per Annum

Unfurnished

**TO LET**

 1  2  2

- Modern purpose built second floor apartment
- 2 Double bedrooms & 2 Bathrooms
- Open plan lounge/kitchen/diner
- Concierge 7 days a week
- Deposit: £2307.69
- EPC rating: B (86) & Council tax band: C
- All bills included except broadband
- Balcony
- Communal Garden & bike storage
- 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.

The flat offers plenty of very practical internal space, as well as a private balcony. The main hub is the open plan kitchen/diner/lounge, which boasts beautiful views of the City skyline. There is toasty underfloor heating, and the kitchen section boasts sleek cabinetry and integrated appliances.

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.

Shall we take a look...?

NOTE: The price includes all bills including council tax except broadband which is not included.

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## 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

### Additional Information:

Length of tenancy - 12 months with 6 month break clause

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



## 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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