

# CHISSICK

Residential Sales and Lettings



**Rick Roberts Way, London, E15 2FP**

**£409,950**

 2  2  1  B



# 10 Rick Roberts Way London, E15 2FP



A MORE RECENTLY BUILT PURPOSE BUILT FIRST FLOOR FLAT WITH BENEFIT OF BALCONY, TWO DOUBLE BEDROOMS - MAIN FITTED, EN-SUITE SHOWER ROOM AND FAMILY BATHROOM, GOOD SIZE LOUNGE, SEPARATE FITTED KITCHEN WITH EXCELLENT RANGE OF MODERN KITCHEN UNITS AND INTEGRATED APPLIANCES, GAS CENTRAL HEATING AND DOUBLE GLAZING CLOSE TO STRATFORD WESTFIELD SHOPPING CENTRE AND OLYMPIC PARK EXCELLENT TRANSPORT ACCESS TO MULTIPLE TRAIN ROUTES INCLUDING THE ELIZABETH LINE, JUBILEE LINE AND CENTRAL LINE BUS TRANSPORT LINKS LOCAL SHOPS AND CAFES

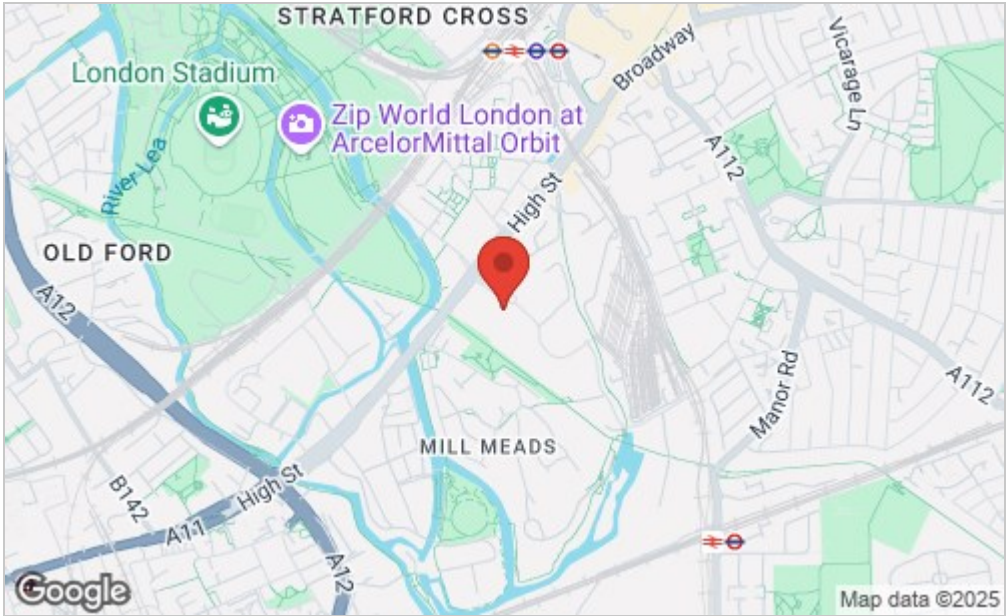
IDEAL OPPORTUNITY FOR A FIRST TIME BUYER OR BUY TO LET INVESTOR

- FIRST FLOOR PURPOSE BUILT APARTMENT
- SPACIOUS SIZE LOUNGE
- SEPARATE WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD ACCESS TO WESTFIELD SHOPPING CENTRE, OLYMPIC PARK, ELIZABETH LINE AND JUBILEE AND CENTRAL LINE
- TWO GOOD SIZE BEDROOMS WITH EN-SUITE TO MAIN BEDROOM
- OWN BALCONY
- FAMILY BATHROOM
- EXTERNAL COMMUNAL AREAS









Viewing

Please contact our Chigwell Office on 020 8500 5559 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   | 84      | 85        |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |