



## Flat 33 Rookery Court Ruckholt Road, London, E10 5FA

Offers in excess of £350,000



A modern one-bedroom flat in a popular residential development.

This delightful home is located on the third floor of this sought-after building. The property is laid out to maximise all the space at your disposal, with a fantastic open-plan living area, making it the ideal chill-out room after a long day at work. The kitchen is fully fitted with integrated appliances and offers ample storage space for pots and pans, while the living room is equally generous in size and has the added benefit of an enclosed balcony with a great view towards the City. The master bedroom has been decorated tastefully and offers ample storage space with ceiling-high built-in cupboards, while adjacent to the bedroom is the sizable bathroom, with a walk-in rain shower finished to perfection. Other benefits include a wide hallway with a separate utility cupboard and cloakroom, fully electric with no gas, double-glazed throughout, and energy efficient with a "B" EPC rating. The property benefits from a shared central courtyard garden space open to all residents, bike storage cupboards, as well as a concierge service who are on hand every day to receive parcels, deliveries, and help out with any questions.

- One-Bedroom Flat
- Chain Free
- Shared Communal Gardens
- EPC Rating: B
- Concierge and Secure Phone Entry System
- Large Open-Plan Living Space
- Private Enclosed Balcony
- Council Tax Band: C
- 0.4 Miles To Leyton Station
- 559 Sq Ft (51.9 SQ M)

