



SPENCER JAMES
RESIDENTIAL

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**** Two Bedrooms ****

**** EPC Band C ****

**** Bathroom and En-Suite ****

**** Extended Lease: 176 Years ****

**** Free Residents Permit Parking ****

**** Balcony ****

**** Walking Distance to DLR ****

**** Floor Area: 638.8 Sq/Ft (59.3 Sq/M) ****



Felixstowe Court, Galleons Lock, E16

£310,000 (Leasehold)

(EWS1 - A1 COMPLIANT) A spacious two-bedroom first floor apartment sold with an extended lease of 176 years boasting two generously sized double bedrooms, a bathroom in addition to an en-suite shower room, a spacious living room and independent kitchen.

Externally the property further benefits from a private balcony, free residents permit parking and 24-hour security and estate office. The property is located on the popular Galleons Lock Development within walking distance of both Galleons Reach and King George V DLR.

Accommodation Comprises:

Hallway

Telephone entry point, laminate wood effect flooring.

Lounge/Diner 14' 0" x 14' 1" (4.26m x 4.29m)

Laminate wood effect flooring, storage heater, UPVC double glazed French doors to balcony.

Kitchen 11' 3" x 8' 1" (3.43m x 2.46m)

Fitted with a range of base and eye level units with roll top surfaces incorporating a stainless steel sink and mixer tap. Integrated dishwasher. Space for washing machine, fridge freezer, cooker and hob. Double glazed window. Laminate wood effect flooring.

Bedroom One 11' 1" x 10' 4" (3.38m x 3.15m)

Laminate wood effect flooring, double glazed UPVC window to front aspect, wall mounted heater.

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc and hand wash basin. Tiled flooring and splash backs.

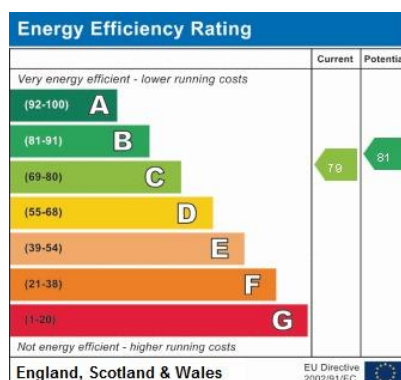
Bedroom Two 10' 4" x 7' 4" (3.15m x 2.23m)

Double glazed UPVC window, wall mounted heater, laminate wood effect flooring.

Bathroom 10' 8" x 5' 5" (3.25m x 1.65m)

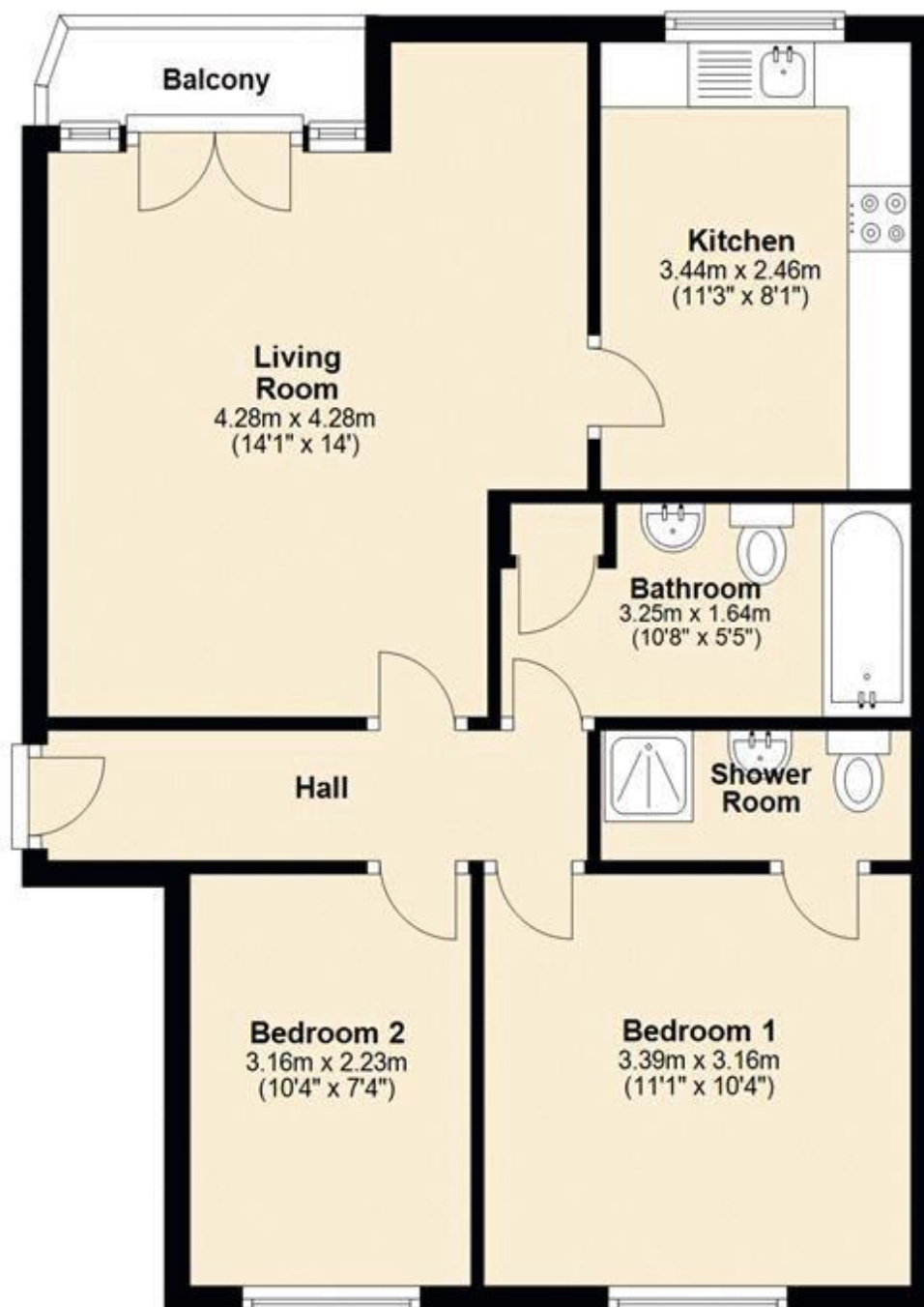
Three piece comprising paneled bath and shower attachment, low level wc and hand wash basin. Tiled flooring and splash backs.

Free Residents Permit Parking



First Floor

Approx. 59.3 sq. metres (637.9 sq. feet)



Total area: approx. 59.3 sq. metres (637.9 sq. feet)



