



SPENCER JAMES
RESIDENTIAL

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**** Two Double Bedrooms ****

**** Two Modern Bathrooms ****

**** Refurbished to a High Standard ****

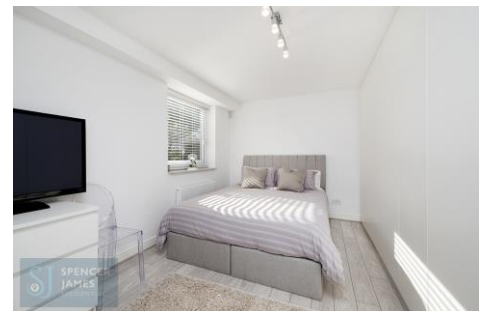
**** Offered with 176 Year Lease ****

**** On Site Estate Office ****

**** Balcony ****

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

**** Floor Area: 668 sq/ft / 62.1 sq/m ****



Felixstowe Court, Galleons Lock, E16

£339,995 (Leasehold)

Spencer James are pleased to offer this spacious two bedroom ground floor apartment. The property has been renovated to an extremely high standard throughout boasting a stunning kitchen with top of the range appliances, a modern bathroom suite in addition to an en-suite shower room, a spacious open plan living room and two double bedrooms.

Located on the sought-after Galleons Lock development the property further benefits from 24-hour security/estate office, communal parking and well-maintained communal grounds. Offered with an extended lease of 176 Years.

Open Plan Living Room and Kitchen *21' 2" max x 20' 4" max (6.45m x 6.19m)*

Laminate wood effect flooring, double glazed French doors to balcony, wall mounted heater.

Kitchen Area

Fitted with a range of eye and base level units with quartz work surfaces incorporating an inset sink and mixer tap, integrated 'Neff' cooker, hob and extractor. Integrated dishwasher and washing machine. Ceramic tiled flooring. Double glazed window to rear aspect.

Bedroom One *20' 8" x 8' 11" (6.29m x 2.72m)*

Double glazed window to side aspect, wall mounted heater, laminate wood effect flooring. Fitted wardrobes.

En-Suite Shower Room

Majority tiled three piece suite comprising a shower cubicle, push to flush wc and hand wash basin. Tiled flooring.

Bedroom Two *11' 0" x 8' 0" (3.35m x 2.44m)*

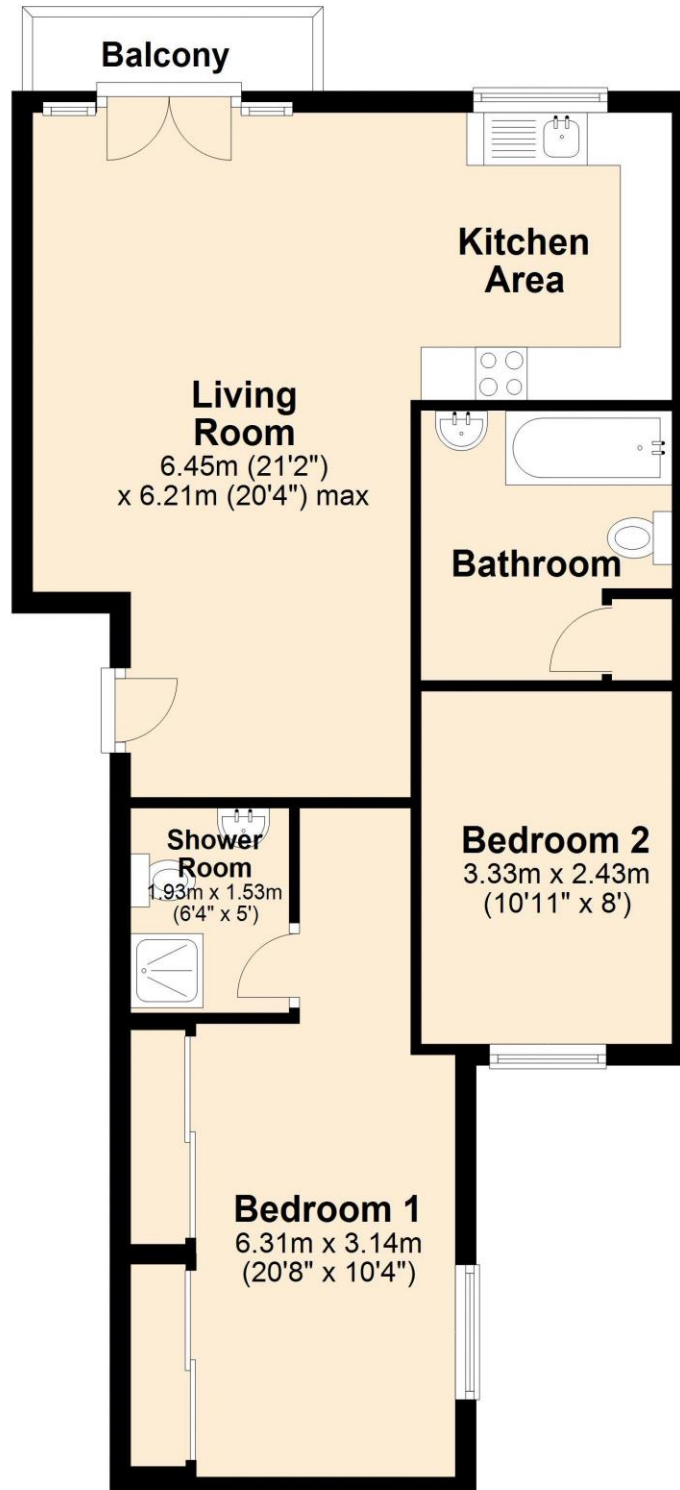
Double glazed window to rear aspect, wall mounted heater, laminate wood effect flooring.

Bathroom

Majority tiled three piece suite comprising a panelled bath, push to flush wc and hand wash basin. Heated towel rail. Tiled flooring.

Ground Floor

Approx. 59.9 sq. metres (645.0 sq. feet)



Total area: approx. 59.9 sq. metres (645.0 sq. feet)





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