



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Two Double Bedrooms \*\***

**\*\* En-Suite Shower Room and Family Bathroom \*\***

**\*\* New UPVC Double Glazing \*\***

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

**\*\* Balcony with Dock Views \*\***

**\*\* Share Of Freehold (974 Year Lease) \*\***

**\*\* Council Tax Band C / EPC - B \*\***

**\*\* Floor Area: 637.7 Sq/Ft (59.2 Sq/M) \*\***



**Felixstowe Court, Galleons Lock, E16**

**£294,995 (Share of Freehold)**



This two bedroom apartment boast views over the dock with UPVC double glazing to the majority of the property.

Internally the property boasts two well proportioned double bedrooms with the master benefiting from an en-suite shower room, a spacious living room and balcony with dock views, separate kitchen and further bathroom.

Located on the popular Galleons Lock development the property further benefits from free residents permit parking, well maintained grounds and 24 hour security/estate office.

### **Accommodation Comprises:**

#### **Hallway**

New carpeted flooring, telephone entry system.

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

Fitted with a range of eye and base level units with roll top surfaces incorporating a stainless steel sink and mixer tap. Space for washing machine, fridge freezer and cooker.

#### **Living Room** 14' 3" x 14' 0" (4.34m x 4.26m)

Brand new UPVC Double glazed french doors window to rear aspect, new carpeted flooring, wall mounted storage heater.

#### **Bedroom One**

Brand new UPVC double glazed window to front aspect, new carpeted flooring, wall mounted storage heater, noise cancellation ventilation unit.

#### **En-Suite Shower Room**

Three piece suite comprising shower cubicle, hand wash basin and low level wc.

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

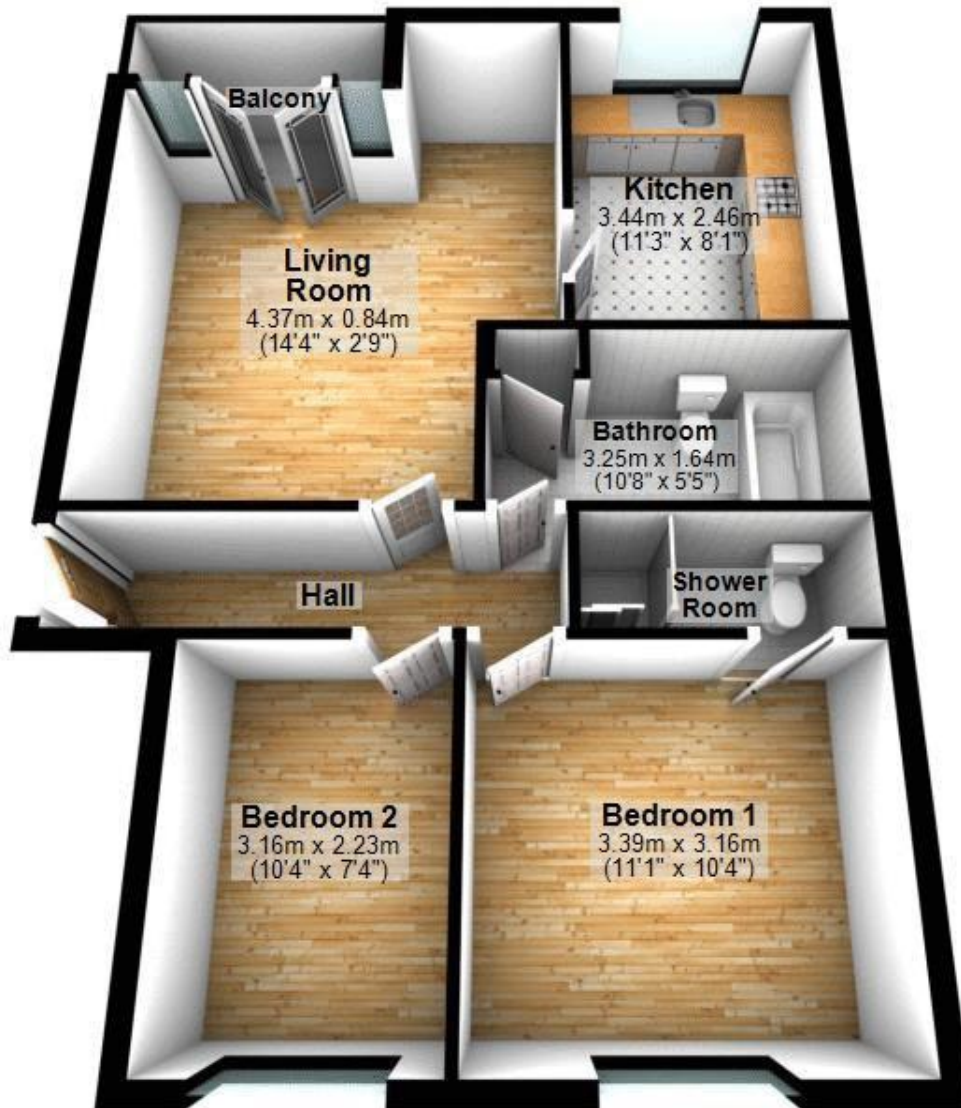
Brand new UPVC double glazed window to front aspect, new carpeted flooring, wall mounted storage heater, noise cancellation ventilation unit.

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

Three piece suite comprising a paneled bath with shower attachment, low level wc and hand wash basin. Storage cupboard housing hot water tank.

## First Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 sq. feet)



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