



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* One Double Bedroom \*\***

**\*\* Recently Refurbished \*\***

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

**\*\* EPC: TBC/ Council Tax: Band B \*\***

**\*\* Modern Kitchen and Bathroom \*\***

**\*\* Share of Freehold (975 Year Lease) \*\***

**\*\* 24 Hour Security/Estate Office \*\***

**\*\* Floor Area: 423 Sq/Ft (39.3 Sq/M) \*\***



**Felixstowe Court, Galleons Lock, E16**

**£239,995 (Share of Freehold)**

(EWS1 A1 Compliant) This stunning one bedroom has been refurbished to a high standard boasting a modern kitchen and three-piece bathroom, large double bedroom and a spacious living area.

Located in the popular Galleons Lock the property boasts free resident permit parking, 24 hr security/concierge and well-maintained communal grounds. Situated within walking distance of both King George V and Gallions Reach DLR with convenient links to the Elizabeth Line.

The property has the added benefit of being sold with a share of freehold and 975-year lease.

### **Accommodation Comprises:**

#### **Hallway**

Laminate wood effect flooring, telephone entry point, cupboard housing hot water tank.

#### **Kitchen** *11' 9" x 6' 1" (3.58m x 1.85m)*

Fitted with a range of eye and base level units with roll top surfaces incorporating a composite sink and mixer tap, integrated oven, hob and extractor. Space for washing machine and fridge freezer. Laminate wood effect flooring. Double glazed window to side aspect.

#### **Living Room** *14' 0" x 10' 0" (4.26m x 3.05m)*

Double glazed window to side aspect, laminate wood effect flooring, wall mounted heater with app control.

#### **Bedroom One**

Double glazed window to side aspect, carpeted flooring, wall mounted heater with app control.

#### **Bathroom**

Three-piece suite comprising a panelled bath with shower screen and attachment, push to flush level wc and hand wash basin. Tiled flooring and splashbacks. Double glazed window to rear aspect.

#### **Externally**

24 Hour Security/Estate Office. Free residents permit parking.

#### **Lease Details**

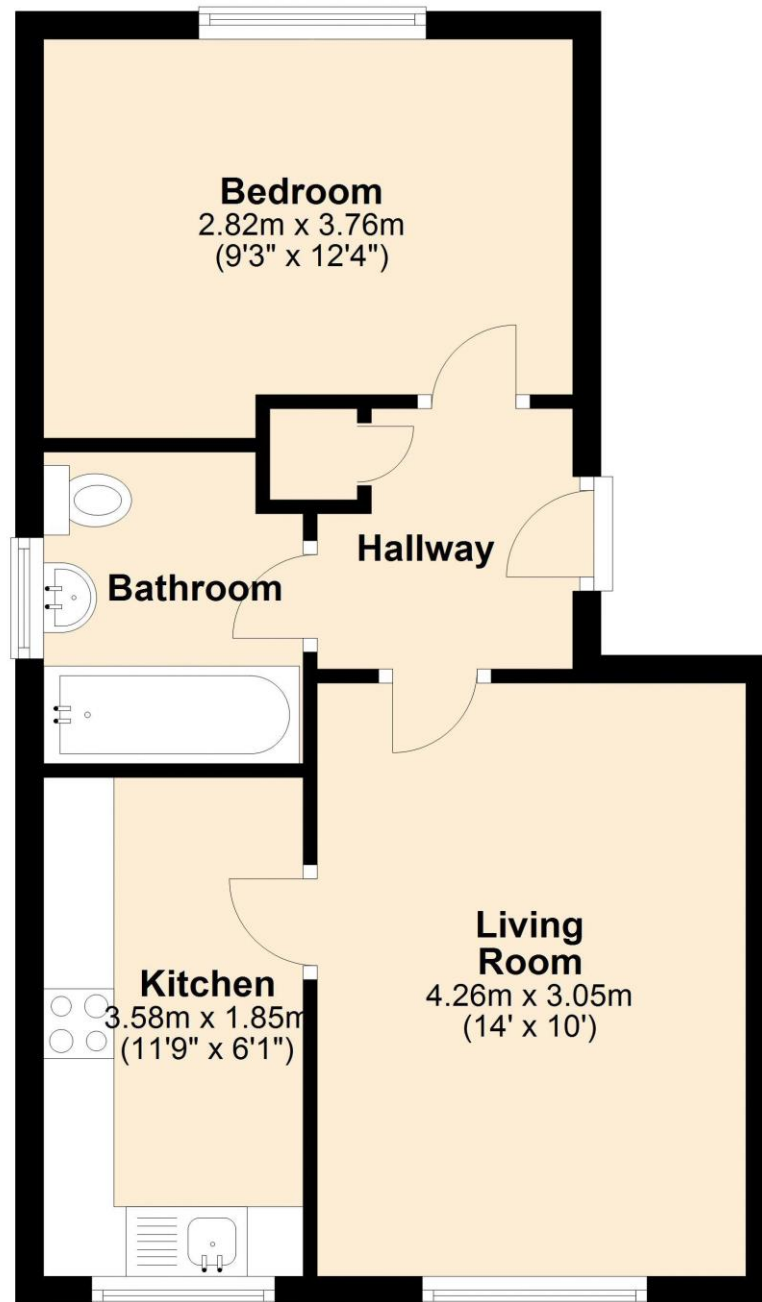
Lease Remaining: 974 Years

Service Charge - £1908 to include water bill

Ground Rent - £1 Per Annum

## Ground Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 39.3 sq. metres (423.0 sq. feet)





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