



SPENCER JAMES
RESIDENTIAL

8 Hartlepool Court | London E16 2RL
T: +44 (0) 20 7474 3636
E: mail@spencer-james.co.uk
www.spencer-james.co.uk



**** One Double Bedroom ****

**** Ground Floor ****

**** Living Room and Separate Kitchen ****

**** Long Lease/No Ground Rent ****

**** Free Permit Parking for One Car ****

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

**** EPC: C / Council Tax Band: B ****

**** Floor Area: 428 Sq/Ft / 39.7 Sq/M ****



Felixstowe Court, Galleons Lock, E16

£229,995 (Share of Freehold)

Sold with a Share of Freehold and 972-year lease is this spacious ground floor, one bedroom apartment located on the popular Galleons Lock development.

Internally the property boasts a spacious living room, separate kitchen, double bedroom and three-piece bathroom suite.

Further benefits include residents parking, 24-hour security/estate office and well-maintained communal grounds.

Walking distance of both Galleons Reach and King George V DLR Stations with convenient links to the Elizabeth Line. EWS1 A1 Compliant

Accommodation Comprises:

Entrance Hall

Storage cupboard housing hot water cylinder, laminate wood flooring. Telephone entry point.

Living Room 14' 3" x 10' 3" (4.34m x 3.12m)

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

Kitchen 11' 1" x 6' 0" (3.38m x 1.83m)

Fitted with a range of eye and base level units with roll top surfaces incorporating a stainless-steel sink and mixer tap, space for cooker, washing machine and fridge freezer. Tiled Flooring. Double glazed window to rear aspect.

Bedroom 12' 5" x 9' 11" (3.78m x 3.02m)

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

Bathroom

Three-piece suite comprising a panelled bath and shower attachment, low level wc and hand wash basin. Vinyl flooring.

Externally

Residents parking, 24 Hour security/estate office, well maintained communal grounds.

Lease Details

Service Charge - £2106 Per Annum (Includes water bill and building insurance)

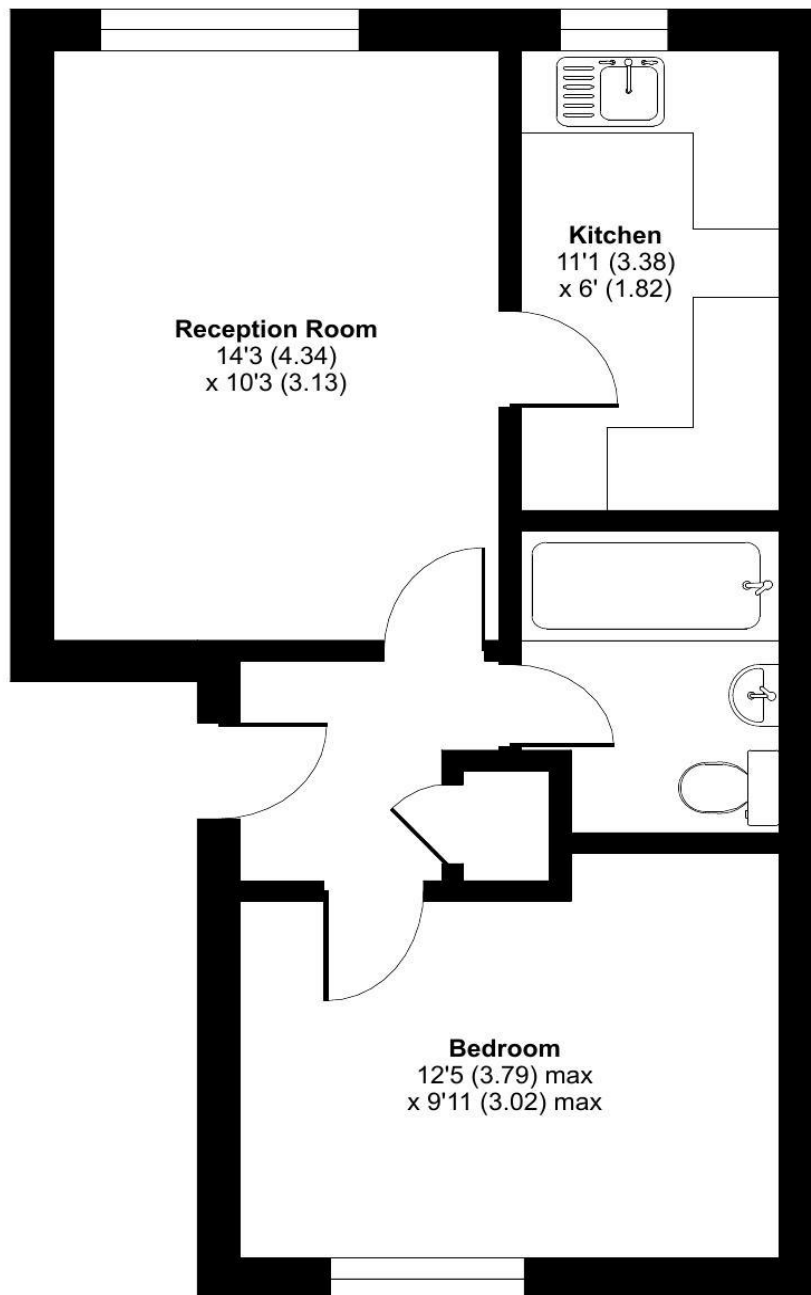
Ground Rent - £1 Per Annum

Lease Remaining - 972 Years

Felixstowe Court, London, E16

Approximate Area = 428 sq ft / 39.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Spencer James Residential. REF: 1237151





