



SPENCER JAMES
RESIDENTIAL

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**** One Double Bedroom ****

**** Spacious Living/Work Space ****

**** Bathroom and Guest WC ****

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

**** Secure Underground Parking ****

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

**** EPC: B / Council Tax: D ****

**** Floor Area: 578 Sq/Ft (53.8 Sq/M) ****



Fishguard Way, Galleons Lock, E16

Offers in Excess of £250,000(Share of Freehold)

This well presented one bedroom apartment offers a spacious living/work space and is located within a popular riverside development.

Internally the property boasts a large open plan living room and kitchen with a balcony with dock views, a large double bedroom with en-suite bathroom and further guest wc.

Sold with a share of freehold and 972 year lease, the property further benefits from secure parking and 24-hour security/estate office.

Located within walking distance to both King George and Gallions Reach DLR stations. (EWS1 A1 RATED)

Accommodation Comprises:

Hallway

Wall mounted heater, engineered wood flooring, cupboard housing hot water tank (fitted in 2024).

Living Room

Double glazed window to side aspect, wall mounted heater, engineered wood flooring. Double glazed tilt and turn doors to balcony.

Kitchen Area

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

Bedroom

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

En-Suite Bathroom

Majority tiled three piece suite comprising a low level wc, paneled bath and shower attachment and pedestal hand basin. Tiled floor.

Guest WC

Low level wc, wall mounted hand basin. Tiled flooring.

Externally

Allocated secure underground parking, free ground level permit also available for second car. 24 hour security/estate office.

Lease Details

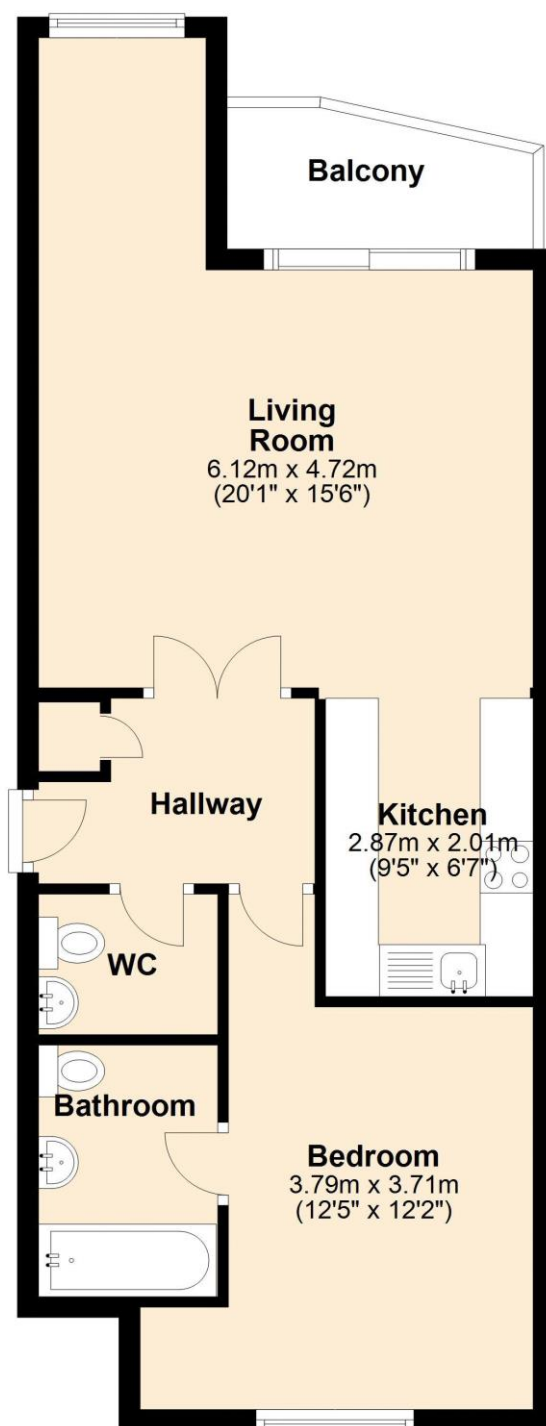
Service Charge - £3129 per annum (includes water bill)

Ground Rent - £1 per annum (peppercorn)

Lease Remaining - 972 Years

Second Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



Total area: approx. 53.8 sq. metres (578.6 sq. feet)



