



## HORSELEY COURT, CANDLE STREET E1

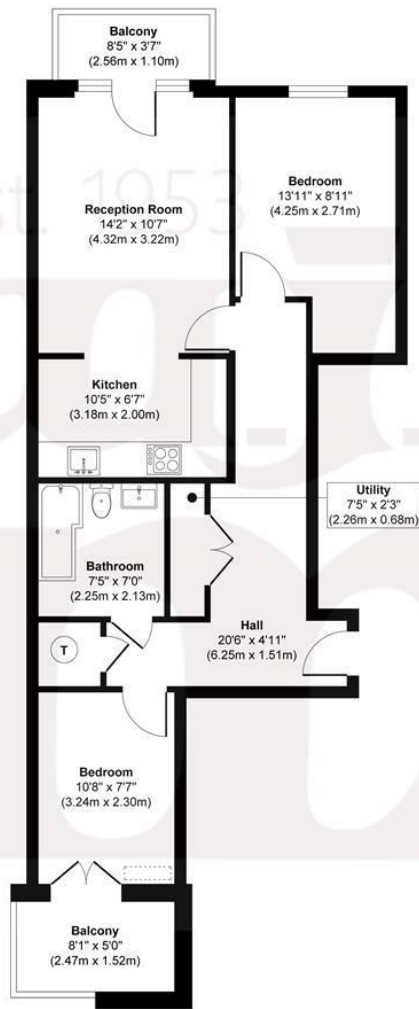
OIEO £400,000 L/H

- Secure Underground Parking
- 648 sq ft
- Chain Free
- Two Balconies
- Close to Amenities
- Ideal Starter Home

wj.  
meade



# Horseley Court



Second Floor

Approx. Gross Internal Floor Area 648 sq. ft / 60.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are pleased to present this two bedroom modern apartment on the third floor of a low-rise block, part of the Grand Union Place development which sits alongside the Regents Canal. Boasting a modern fitted kitchen to reception with adjoining south facing balcony which offers rooftop views towards the City. Also featuring a contemporary bathroom suite, large storage cupboard and utility cupboard housing plumbing for the washing machine. Well situated for various transport links as well as the green spaces of Mile End and Victoria Park.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £2,026 pa

Ground rent £100 pa

108 years lease

Council Tax Band D

Current EPC Rating 76

