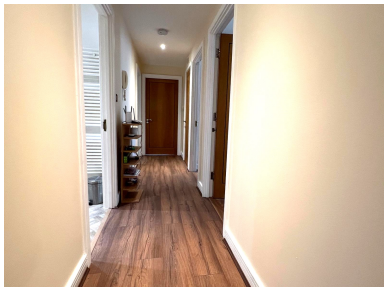




DWELLING SOLUTIONS
PROPERTY CONSULTANTS

Sail court, Newport Avenue
Leasehold

Offers in Excess of £460,000



Dwelling Solutions Limited
859 High Road, Goodmayes, IG3 8TG

Sail Court, Newport Avenue, E14 – Offers in Excess of £460,000
Call 0208 597 9176 to arrange a viewing



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Looking for a stylish, modern, apartment offering the city live style, whilst providing a secure community atmosphere with fantastic amenities and great transport facilities.....Then look no further !!

Dwelling Solutions are very pleased to present this spacious 3 bedroom apartment located within the ever-popular Virginia Quay development, within easy reach of the vibrant shops, bars and restaurants of Canary Wharf. This tree lined development with communal gardens and walking distance to the River Thames offers all the city amenities one would want whilst still providing a secure community atmosphere with its private gated entrance and 24hr concierge service.

Situated on the second floor, the property further benefits from a spacious separate living room with large balcony, master bedroom with ensuite, modern fully fitted kitchen, gas central heating opposes to common electric and gated allocated parking.

For transportation, East India DLR station is just a few minutes' walk away with Blackwall station and Canary wharf station close by too.

Lease: 972 years remaining

Ground Floor: £175 per annum

Service charge: £3,700 per annum approx.

Features:

- Private Gated Community
- 3 Bedroom Apartment
- Over 900-years remaining
- 24 Hour Concierge service
- Communal Gardens
- Amble Visitor Parking Bays
- Gated allocated parking
- Close to Local Amenities & Public Transport
- Excellent Location

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Hallway:

Spot lights, smoke alarm, wall mounted radiator, electrical sockets, wall mounted intercom, built in storage cupboard with integrated shelves, laminate flooring.

Reception Room: 15'09 x 12'06

Double glazed windows to the side, spot lights, wall mounted radiators, electrical sockets, telephone port, double glazed sliding door providing access to the large balcony, laminate flooring.

Balcony: Spacious balcony, paved flooring with metal frame railing and glass panels.

Kitchen: 8'10 x 7'06

Modern fitted kitchen with a range of wall and base units, worktop surfaces, partly tiled walls, sink unit with drainer and mixer tap, integrated cooker hob, integrated oven/grill, integrated fridge and freezer, plumbing for washing machine, electrical sockets, spot lights, tiled flooring

Bedroom 1: 13'08 x 11'03

Double glazed window to the rear, light fixture, electrical sockets, radiator, laminate flooring.

Ensuite: Three-piece bathroom suite, comprising of w/c and wash basin integrated into vanity unit, wash basin with mixer tap, shower cubicle with bi-folding door and thermostatic shower system, towel rail radiator, spot lights, tiled flooring

Bedroom 2: 13'08 x 8'07

Double glazed window to the front, light fixture, electrical sockets, radiator, laminate flooring.

Bedroom 3: 8'08 x 7'04

Double glazed window to the rear, light fixture, electrical sockets, radiator, laminate flooring.

Bathroom: 7'09 x 6'06

Spot lights, partly tiled walls, three-piece bathroom suite comprising of paneled bathtub with mixer tap and shower extension, side glass screen, wash basin with mixer tap integrated into unit, low level w/c, extractor fan, towel rail radiator, vinyl tiled flooring.

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Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.

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