



St. Mary Graces Court, Cartwright Street, Tower Hill, E1 8NB Offers In Excess Of £450,000



** 2 BED APARTMENT WITH LOFT SPACE AND ALLOCATED PARKING IN TOWER HILL **

* GUIDE PRICE £465,000 - £480,000 *

OC Homes are delighted to present to the sales market, this beautifully finished apartment full of peace and tranquillity, situated on the edge of the City adjacent to St Katharine Docks and the Tower of London. The property is located in a sought after area, in zone 1, only two minutes' walk to Tower Hill Tube, Tower Gateway DLR and Fenchurch Street Station, with easy access to Liverpool Street station.

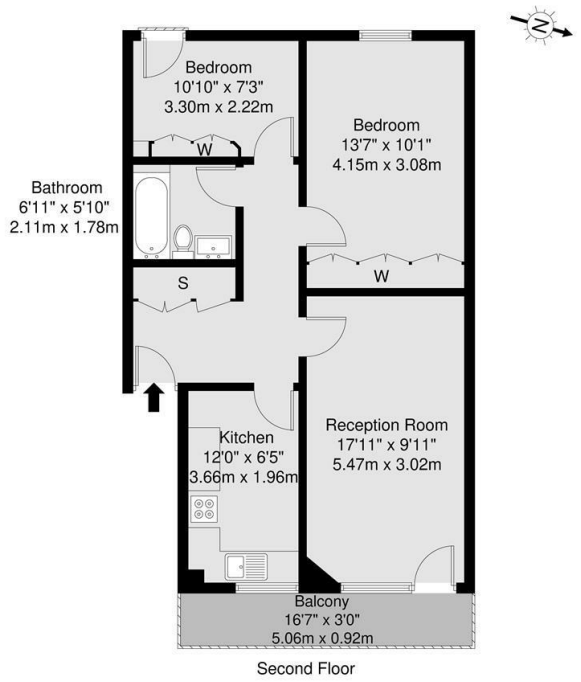
The apartment is immaculately finished with marble flooring, air conditioning and minimalist furnishings. Located ideally for the working professional, this spacious two bedroom flat is ready to move in to. The apartment comes with a converted loft space (accessed by pull down ladder), good sized private balcony, secure gated allocated parking and benefits from a low service charge. Accommodation comprises; a bright and spacious reception room with dining area, well equipped kitchen, master bedroom with bespoke fitted wardrobes, elegant second bedroom/study with Juliette balcony and a modern three piece bathroom suite.

St. Mary Graces Court is part of a unique affordable housing scheme, offered as a 60% share (equivalent to 100% ownership in reality). The apartment was originally built in 1988 as shared ownership but is now available on the open market. The Crown lease of 60% is equivalent to 100% ownership with no rent to pay on the silent 40%. All equity from any sale or rental income is 100% due to the leaseholder. To arrange a viewing please call the OC Homes sales team now.

- TWO BEDROOM WITH LOFT SPACE
- PRIVATE BALCONY
- ALLOCATED GATED PARKING
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION BY TOWER BRIDGE
- LOW SERVICE CHARGES
- IDEAL FIRST TIME PURCHASE
- CHAIN FREE

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



GROSS INTERNAL AREA (GIA)
The top of the property: 60.9 sq m / 655 sq ft

TOTAL STORAGE SPACE
Storage area measured 1000 mm: 2.9 sq m / 31 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, View/overlook: 4.7 sq m / 50 sq ft

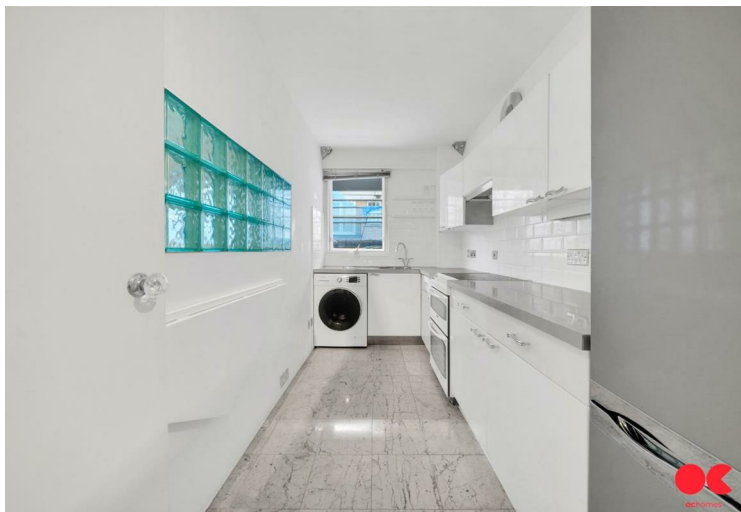
RESTRICTED HEAD HEIGHT
Lower than 2000 mm: 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E	72	79	(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.