



## St Pauls Way, , E3 4AD

### £400,000

Elms Estates are pleased to offer to the market For Sale this Amazing Two bedroom Apartment situated within a secure gated development with its own private parking.

The property is situated just off of St Paul's Way offering excellent transport links into the city with Mile End station within walking distance while also benefiting from being just a short walk to both Devons Road and Langdon Park DLR Stations making your morning commute easy. This property offers a superb array of Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property is light and spacious throughout and offers spacious living accommodation with a Juliet Balcony off the Reception Room which allows an abundance of natural light, Modern fitted kitchen, Two double bedrooms with bedroom one benefiting from its own en-suite and a further family bathroom. The property also benefits from its own dedicated parking space within the secure gated development giving you hassle free parking.

Bellmaker Court is offered to the market on a CHAIN FREE basis and really is one to not be missed.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



## Reception Room

17'8" x 9'10" (5.4 x 3.0)

## Kitchen

9'10" x 9'2" (3.0 x 2.8)

## Bedroom One

13'1" x 8'10" (4.0 x 2.7)

## En Suite

## Bedroom Two

13'1" x 8'2" (4.0 x 2.5)

## Bathroom

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 108 Years remaining

Annual Ground Rent £100.00 Per year

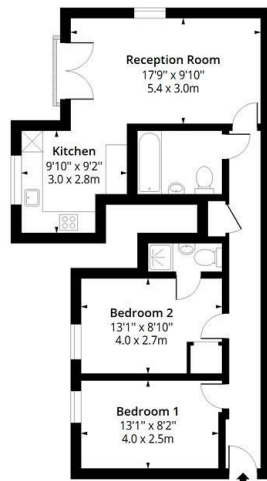
Annual Service Charge: £1,388.88 Per year

Council Tax Band: D



## Bell Maker Court

Approx. Gross Internal Area 696 Sq Ft - 64.66 Sq M



**First Floor**  
Floor Area 696 Sq Ft - 64.66 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>86</b>	<b>88</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC