



Maryland Park London E15 1HB

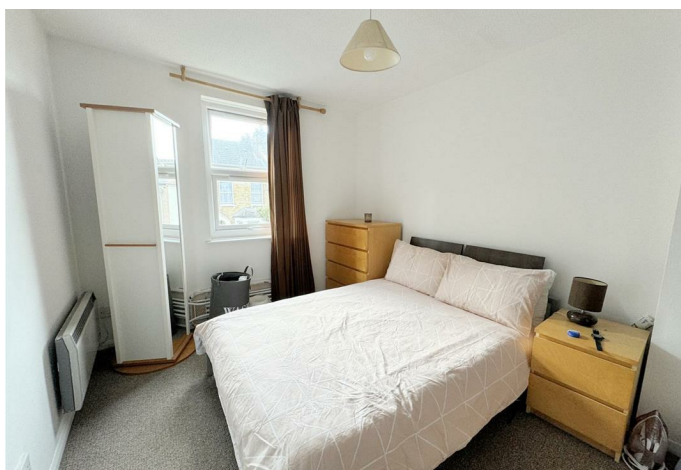
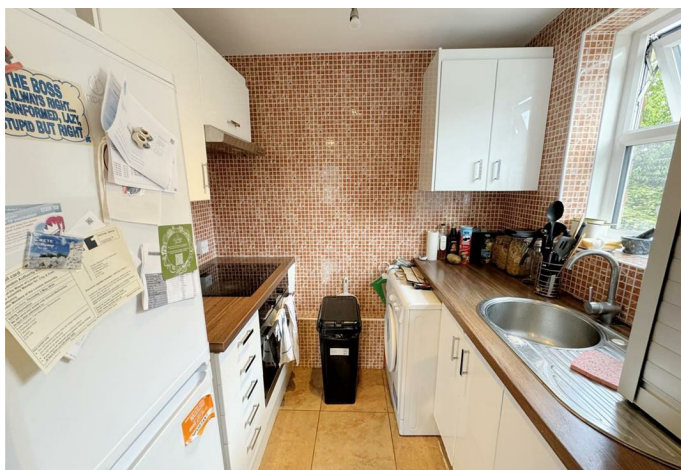
Well Presented One Bedroom First Floor Apartment With Allocated Parking Space £240,000 L/H

We are delighted to offer this well presented one-bedroom first-floor apartment nestled in the sought-after Parkland Court, E15.

The spacious lounge, adorned with a charming bay window, seamlessly flows into the well-appointed kitchen, creating an inviting space perfect for entertaining or relaxation.

With 72 years remaining on the lease and a peppercorn ground rent, this property offers affordability, making it an ideal choice for first-time buyers. Additionally, convenience is at the forefront with an allocated parking space within a gated area, ensuring peace of mind and ease of access.

Located just a short stroll from Maryland Station which is served by the Elizabeth line and Stratford Station is a 10 minute walk away offering excellent access into central London, commuting and leisure pursuits are effortlessly catered for. With Westfield Stratford and the iconic Queen Elizabeth Olympic Park within easy reach, residents can indulge in a plethora of shopping, dining, and recreational opportunities.



Entrance Via

communal door to communal hallway - stairs ascending to first floor - door to:

Hallway

wall mounted consumer unit - wall mounted entry phone - wall mounted electric heater - cupboard housing water heater and water tank - power points - doors to:

Bedroom



double glazed window - wall mounted electric heater - power points - carpet to remain.

Lounge



three splay double glazed bay window to front elevation - wall mounted electric heater - power points - hard wood floor covering - opening to:

Kitchen



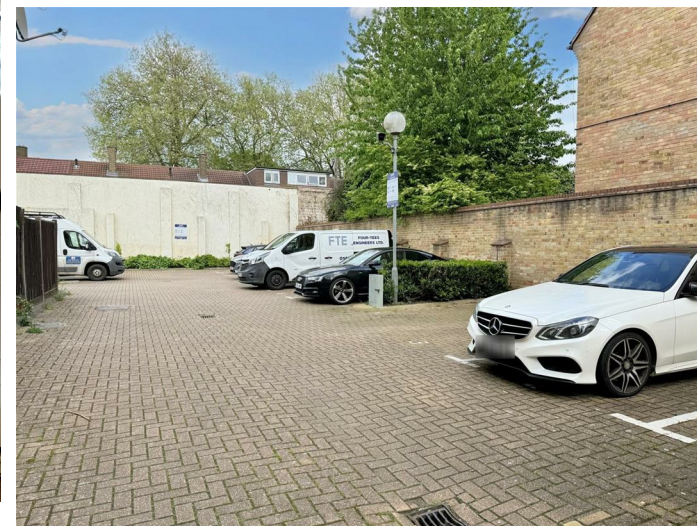
double glazed window - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled walls - power points - tiled floor covering.

Bathroom



ceiling mounted extractor fan - three piece suite comprising of panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled walls - tiled floor covering.

Gated Car Park



Disclaimer

The information provided about this property does not

constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Additional Information:

The lease has 72 Years remaining.

The current service charge is £1,770.00 per annum and is reviewed yearly.

The ground rent is Peppercorn per annum.

Council Tax London Borough of Newham Band B.

Parking: The property benefits from an allocated parking space.

An Ofcom online search shows that there is likely voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The Property has Mains electric, Mains water, Mains sewerage and is heated via electric heaters.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors
£240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

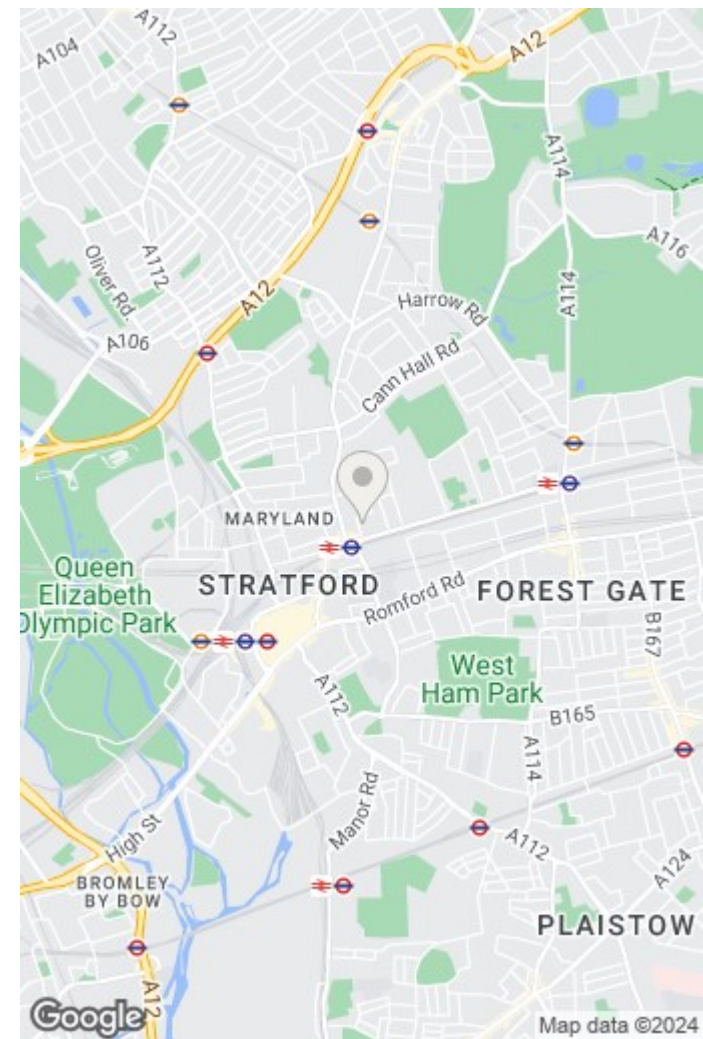
Please get in touch should you require a quotation and we will be pleased to organise this for you.



Approx Gross Internal Area
39 sq m / 423 sq ft



Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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