



Rick Roberts Way Stratford E15 2FP

Well Presented Two Bedroom 12th Floor Apartment With 2 Baths & A Parking Space £425,000 L/H



We are delighted this splendid two double bedroom apartment offers a modern and comfortable living experience. Situated on the 12th floor, the property boasts stunning views and an abundance of natural light, creating a warm and inviting atmosphere throughout its 646 square feet of well-presented space.

The apartment features a spacious kitchen/reception room, perfect for entertaining guests or enjoying quiet evenings at home. The two generously sized bedrooms provide ample space for relaxation, with the master bedroom benefiting from an en suite bathroom for added convenience. In total, there are two bathrooms, ensuring that both residents and visitors have easy access to facilities.

One of the standout features of this property is the allocated underground parking space, providing secure and hassle-free parking in the bustling city. Additionally, the recent completion of cladding works has enhanced the building's safety and aesthetics, with the property now holding an EWS1 certificate with an impressive A1 rating.

This apartment is ideal for those seeking a contemporary urban lifestyle in a well-connected location. With its modern amenities and thoughtful design, it presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this delightful apartment your new home in London.

Entrance
communal door to:
Communal Hallway



stairs and lift ascending to the 12th floor door to:

Hallway
storage Cupboard - radiator - Power points - Wood effect floor covering - doors to:

Open Plan Lounge/Kitchen:



double glazed window - range of eye and base level units

incorporating a one and a half sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine and dishwasher - space for fridge/freezer - power points - radiator - wood effect floor covering.





View From Lounge

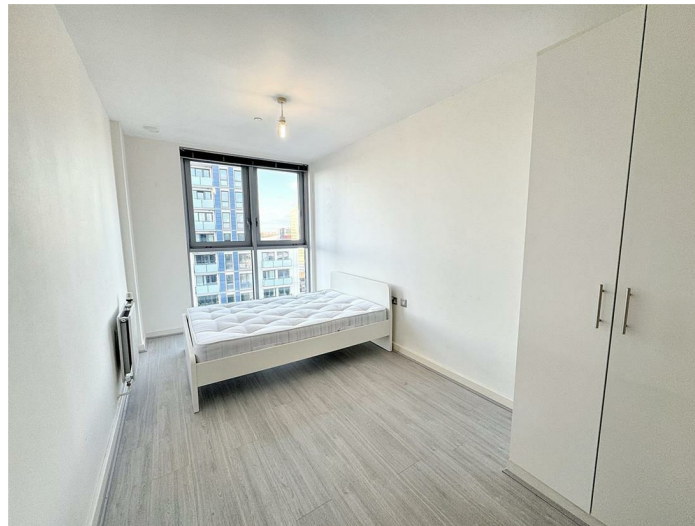


Bedroom Two



double glazed window - radiator - power points - wood effect floor covering

Bedroom One



double glazed windows - built in wardrobe - radiator - power points - wood effect floor covering - doors to:



Ensuite



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - washbasin with mixer tap - w/c with concealed cistern - tiled splash backs - heated towel rail -

Shower Room



ceiling mounted extractor fan - three piece suite comprising of a shower cubicle with mixer taps - washbasin with mixer tap - w/c with concealed cistern - tiled splashbacks - heated towel rail - tiled effect floor covering.

Parking Space



Additional Information:

The lease has 113 Years remaining.

The current service charge is £3000.00 per annum and is reviewed yearly.

The ground rent is £300.00 per annum.

Council Tax London Borough of Newham Band D

Parking: Allocated parking space.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

Three: Indoor voice coverage likely and data limited. Outdoor voice and data coverage likely.

O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

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 radiators connected communal heating.

C: Charges Register This register contains any charges and other matters that affect the land:

1 (03.04.2012) A Conveyance of the freehold estate in the land tinted pink on the title plan and other land dated 2 January 1933 made between

(1) Taylor Walker And Company Limited (2) Baring Brothers And Company Limited And Others (3) Frederick William Balch and (4) Thomas Robert Foote contains restrictive covenants. NOTE: No copy of the deed referred to is held by Land Registry.

2 (03.04.2012) A Transfer which affects the land edged and numbered 1 in blue on the title plan and other land dated 23 May 2008 made between (1) Toynbee Housing Association Limited and (2) London Development Agency contains restrictive covenants by the Transferor. NOTE: Copy filed under EGL539816. 3 (03.04.2012) The land is subject to the rights granted by the Transfer

dated 23 May 2008 referred to above. 4 (03.04.2012) A

Transfer dated 12 February 2009 made between (1) Toynbee Housing Association Limited and (2) London Development Agency contains restrictive covenants by the Transferor. NOTE:- Copy filed under EGL551943. 5 (03.04.2012) The land is subject to the rights granted by the Transfer dated 12 February 2009 referred to above. 6 (03.04.2012) The land is subject to the rights granted by a Lease dated 20 June 2011 made between (1) One Housing Group Limited and (2) The Electricity Network Company Limited. The said Deed also contains restrictive covenants by the grantor. NOTE: Copy lease filed under TGL348413. 7 (03.04.2012) The land edged and numbered 2 in blue on the title plan is subject to the rights reserved by a Transfer thereof and other land dated 20 June 2011 made between (1) The Mayor and Burgesses of the London Borough of Newham and (2) One Housing Group Limited. NOTE: Copy filed under TGL349460. 8 (03.04.2012) REGISTERED CHARGE dated 27 February 2012. 9 (05.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

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.

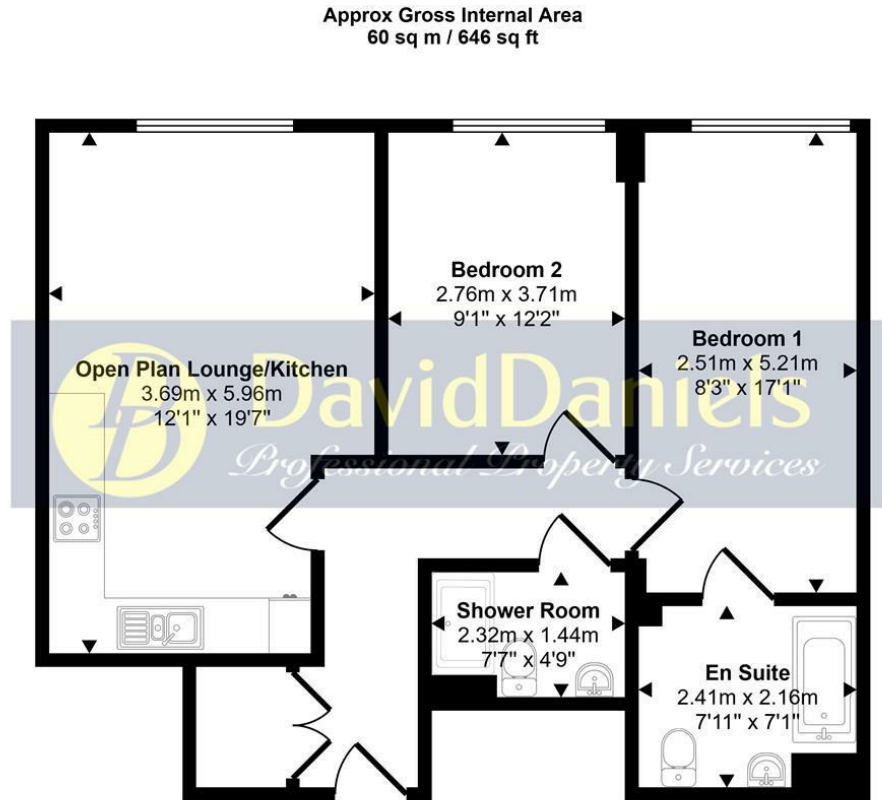
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may 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

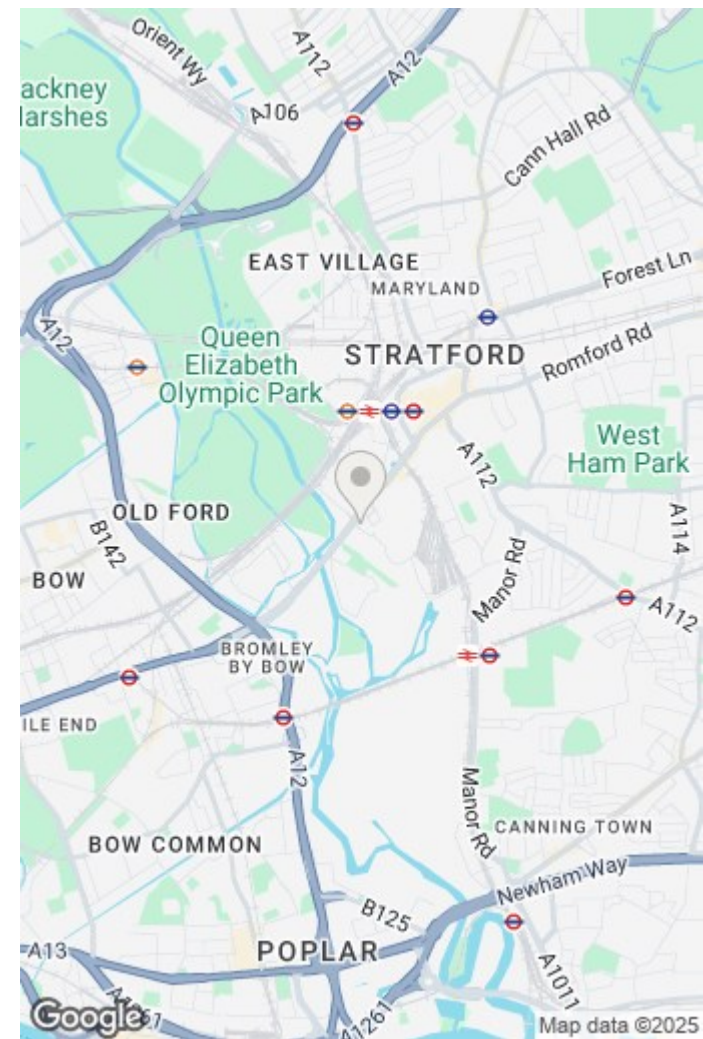
been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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.

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	