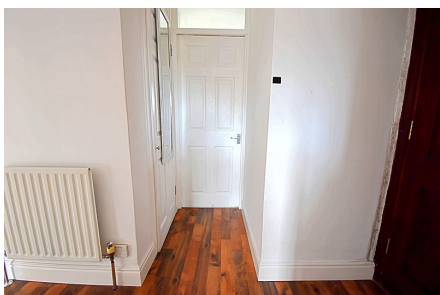


McRae's

Hay Close, Stratford, London, E15 4HN

A Bright & Spacious 2nd Floor 1 Bedroom Apartment
Centrally Located In Stratford & Offered Chain Free



Guide Price £275,000 Leasehold

This 1 bedroom apartment is conveniently located in central Stratford, within comfortable walking distance to the local station, shops as well as the Olympic Park and Westfield Shopping centre.

Situated on the second floor of this purpose built development, the accommodation features a hallway, storage cupboard, double bedroom plus an open plan fitted kitchen with a lounge/dining area, together with a bathroom that includes a shower/W.C. The property is double glazed throughout with gas central heating (untested) and benefits from a permit parking system, communal gardens plus a 96 year lease.

**Local Authority: London Borough Of Newham
Council Tax Band: EPC Rating; C**

Entrance

Security entry system, plus stairs leading to the second floor.

Hallway (8' 06" x 6' 07") or (2.59m x 2.01m)

Panelled entrance door, laminate flooring, single radiator, wall mounted security entry phone with doors allowing access to each room off.

Storage Cupboard (3' 05" x 4' 05") or (1.04m x 1.35m)

Currently houses the gas and electric meters as well as the consumer unit, together with ample utility storage space.

Kitchen (10' 05" x 9' 07") or (3.18m x 2.92m)

Part tiled walls, laminate flooring, an open plan fitted arrangement of wall and base units with drawers and worktops, a single sink unit with mixer tap and drainer, an electric hob with overhead heat extractor and electric oven beneath, plus a wall mounted cupboard housing the boiler. Additionally, there is space for a full length fridge freezer together with plumbing provision for an automatic washing machine, dishwasher and tumble dryer. To the front elevation is a double glazed window with a side casement.

Lounge Area (15' 03" x 10' 06") or (4.65m x 3.20m)

Laminate flooring, two single radiators and double glazed windows to the rear elevation.

Bathroom (8' 03" x 8' 09") or (2.51m x 2.67m)

Fully tiled walls, linoleum flooring, a single wash hand basin with separate taps, panel bath with period style mixer tap and handheld shower attachment. Also included is a built in shower cubicle with a clear screen, wall mounted shower thermostat plus an overhead attachment, low flush WC, single radiator, an air vent plus a frosted double glazed window to the front elevation.

Bedroom 1 (12' 03" x 11' 09") or (3.73m x 3.58m)

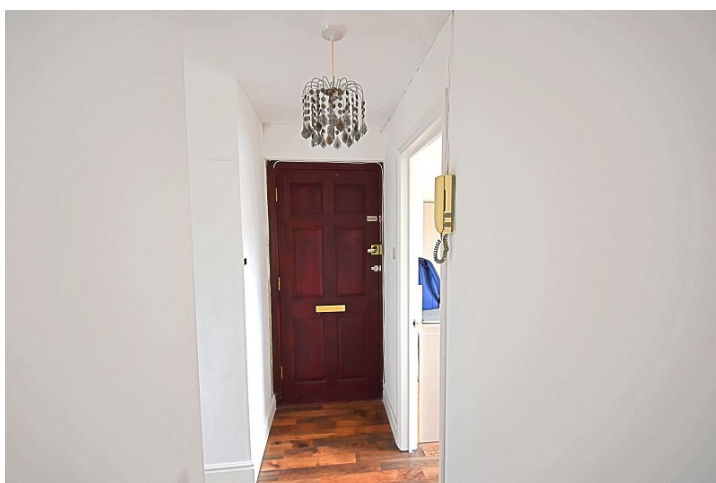
Laminate flooring, space for wardrobes, a single radiator plus a double glazed window to the rear elevation, overlooking the communal gardens.

Outside

Communal gardens and permit parking facilities included.

AGENTS NOTE:

We are obliged to disclose that the vendor of this property is a team member of McRae's.





Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

