



SPENCER JAMES
RESIDENTIAL

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**** Two Bedroom Two Bathroom Apartment ****

**** First Floor ****

**** Dock Views ****

**** Onsite Parking ****

**** Council Tax Band C ****

**** EPC Band C ****



Felixstowe Court, London

Offers in Excess of £300,000

Available chain free is this two double bedroom two-bathroom first floor apartment.

Internally, in addition to the two well proportioned bedrooms there is a living area and balcony with dock views, separate kitchen, bathroom and en-suite shower room to the master bedroom.

The property is located on the sought after Galleons Lock development within walking distance of Galleons Reach DLR boasting free residents parking and 24 hour security/porter.

Entrance Hallway

Laminate flooring, doors to all rooms

Lounge/Diner

Laminate flooring, double glazed French doors to rear giving access to balcony, wall mounted radiator, door to kitchen

Kitchen

Range of wall and base level units, sink with mixer tap over, electric cooker with extractor fan over, laminate flooring, double glazed window to side.

Bedroom One

Laminate flooring, wall mounted electric heater, double glazed window to front, door to en-suite.

En-suite

Three piece comprising of low level wc, wash hand basin, shower cubicle with electric shower over.

Bedroom Two

Laminate flooring, wall mounted electric heater, double glazed window to front.

Family Bathroom

Three piece suite comprising of low level wc, wash hand basin, bath.

Lease Details

Ground Rent £1.00 Per Annum

Service Charge £2,350 Per Annum

Lease Length 970 Years

First Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



Total area: approx. 56.5 sq. metres (607.7 sq. feet)

