

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

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**£425,000**

Leasehold

- One Bedroom Flat
- Private Courtyard Garden
- 517 Sq. Ft
- Chain Free
- Within Gated Development
- Communal Roof Terrace

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



# About The Property...

Set within a small, quiet and gated development nestled away in Geldeston Road, this magnificent ground floor flat offers all aspects of modern living , with ample space for home working, modern fixtures and decor throughout and outside space with both a private patio garden, and access to a shared roof terrace with amazing views of the City. The property is pretty much offered in turn key condition , and offers generously sized accommodation, with a welcoming private hallway, bedroom with fitted storage, fully fitted bathroom and open plan kitchen/lounge which leads out onto your own private patio garden.

NOTE:  
The April 2019 Land Registry sale price of £300,000, is reflective of 75% ownership purchase under the Shared Ownership scheme , full market value, was £400,000.

## Key Information

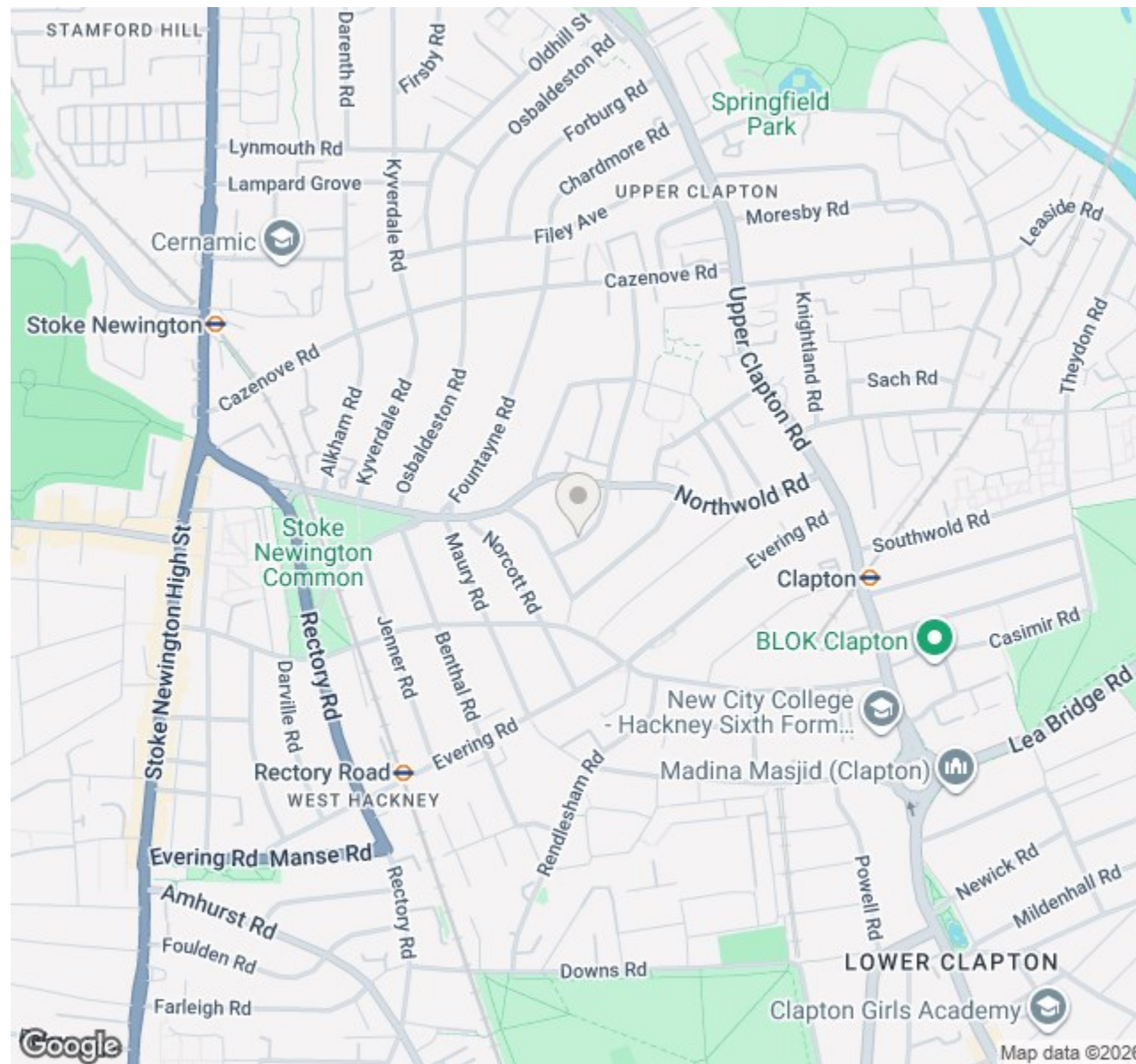
517 Sq. Ft

Leasehold - 114 Years Remaining

Ground Rent - £455 p/a

Service Charge - £1,692 p/a

Council Tax - Band C - Hackney



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