

Settlers Court

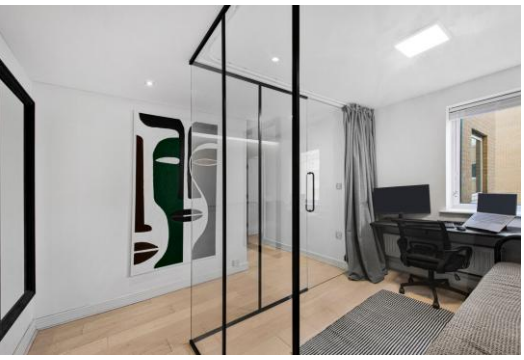
17 Newport Avenue, E14

Offers in Excess of £475,000

An exceptional example of sleek design: a tasteful & high calibre full refurbishment of this 3 bedroom 2 bathroom 2nd floor apartment in Settlers Court, in the Virginia Quay development close to East India DLR station. Secure parking included.

CHESTERTONS









Settlers Court

17 Newport Avenue, E14

- 812sq ft 2nd floor 3 bedroom 2 bathroom apartment with balcony.
- Bright, South-facing aspect; pleasant green outlook.
- Fully-refurbished throughout to an excellent standard.
- Located close to East India DLR station.
- Secure parking space included; offered chain-free.

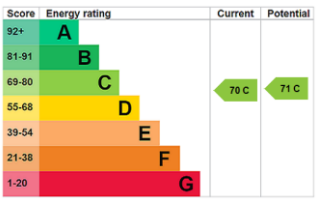


An exceptional example of sleek design: a tasteful & high calibre full refurbishment. This 3 bedroom 2 bathroom 2nd floor apartment in Settlers Court has benefited from a total renovation top-to-bottom, featuring light wood flooring throughout, a brand new kitchen featuring custom-made acrylic composite counters, & Bosch & Samsung appliances, 2 matching bathrooms (1 en suite), & a cleverly-done study or 3rd bedroom with glass walls to maximise light in the entrance hall. The apartment also enjoys a private balcony adjoining the living room with a pleasantly green outlook, a bright, Southerly aspect, & a secure, covered parking space.

Virginia Quay is located conveniently close to East India DLR station for easy access to Canary Wharf & The City, & close to the A13 & other main arterial roads for the motorist. Virginia Quay offers 24 hour porterage & gated vehicular access. Settlers Court leaseholders have formed an RTM Company & the block is therefore run for the benefit of the lessees resulting in lower than average service charges.

Offered chain-free.

Tenure:	Leasehold – 969 years remaining approx.
Service Charge:	£3,632pa approx.
Ground Rent:	£363pa approx. reviewed every 21 years
Local Authority:	Tower Hamlets
Council Tax Band:	E



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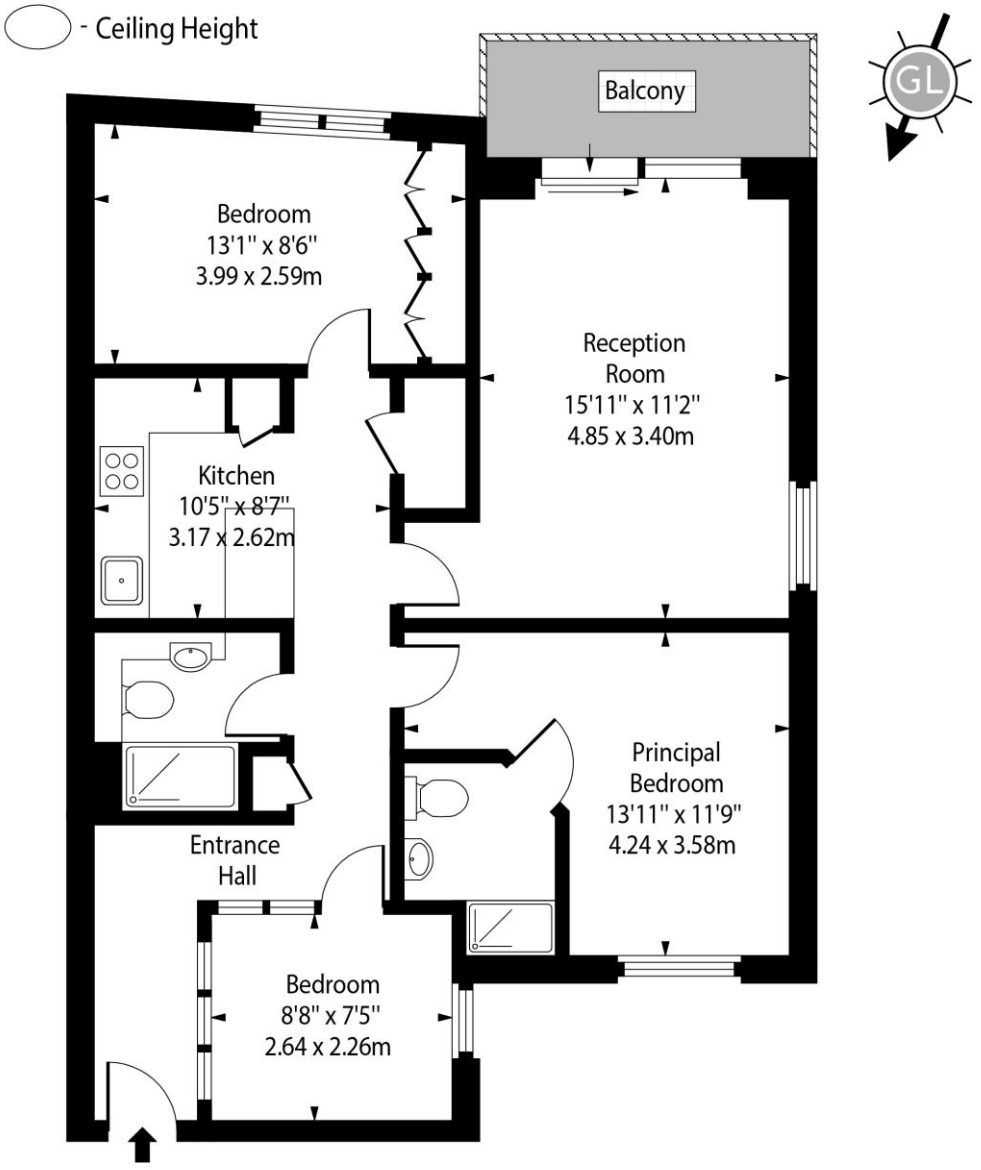

Second Floor

Approx Gross Internal Area 812 Sq Ft - 75.43 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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