



### 1 bed flat to buy in E14

Ross Way, Tower Hamlets, London, E14 7GG

**£240,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ High Specification Finish
- ✓ Share of Freehold
- ✓ No chain - Available Now
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

A chance to acquire this high specification one double bedroomed apartment in Tower Hamlets, superbly located for the Limehouse Link and the city, close to local amenities and superb transport links.

Suitable for first time buyers and investors alike, this turn key apartment is ready to go, with modern kitchen, lounge and bathroom, ample built in storage and superb fittings throughout.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 985

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,939.00

Price: Starting Bid £240,000

Property Type: Flat

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Coalfield or mining area: No

Required access: Yes

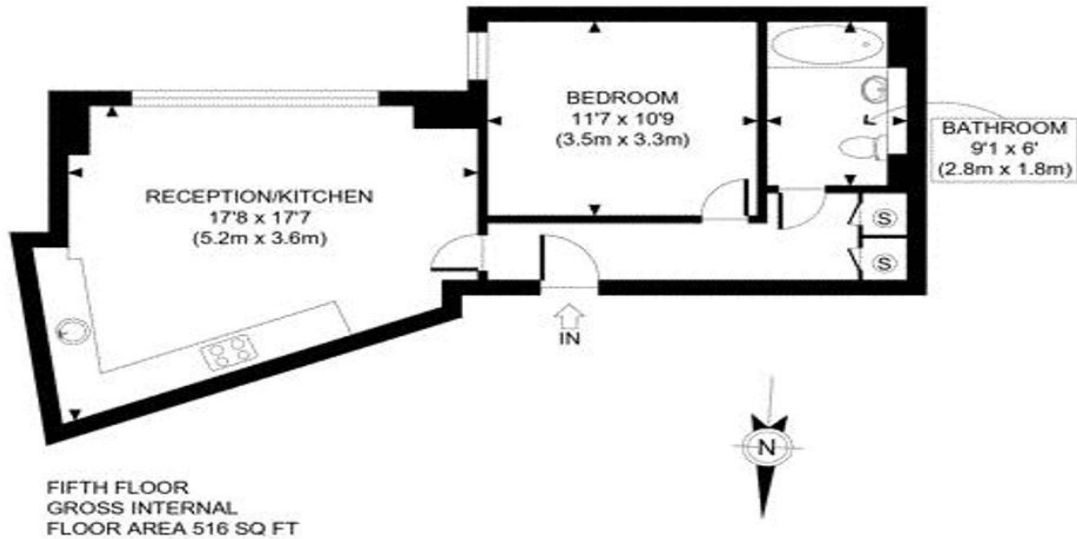
Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



APPROX. GROSS INTERNAL FLOOR AREA: 516 SQ FT/ 48 SQM

### Rolfe East

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Ross Way, Tower Hamlets, London, E14 7GG

Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

