



Guide price £250,000
Grosvenor Court, Brewster Road, E10 6RH



 **2**
Bedrooms

 **1**
Bathroom



****Cash Buyers Only****

**** Chain Free ***Humphrey & Co Estates is pleased to present this spacious two bedroom apartment.

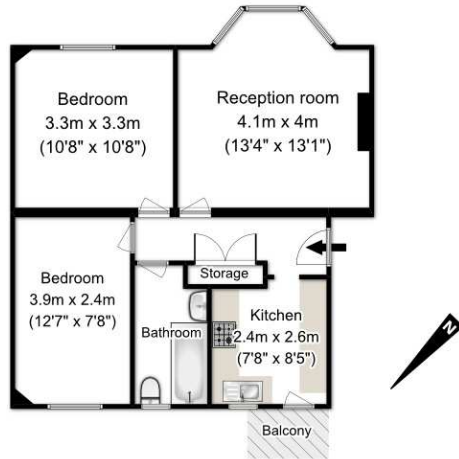
This property comprising of an entrance hall with storage cupboard, fitted kitchen, Light and airy reception/diner, two bedroom and a family bathroom. Other benefiting from gas central heating, double glazed windows and this apartment is chain free. The property comes with a lease of 53 years which could be extended to 125 years.

This property is ideal for cash buyers, investors as well as residential purchasers. We highly recommend early viewings.

- Two Bedrooms
- Separate reception Room
- Fitted Kitchen
- Family Bathroom
- 53 year lease and can be extended to 125 years
- Entrain Hall
- Private Balcony
- Service charge £1040 per year
- Ground Rent £37 every 6 months



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APPROX. GROSS INTERNAL FLOOR AREA 581,2 SQ FT | 54 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

