



HIGH CEILINGS

ENTRY PHONE SYSTEM

SOUGHT AFTER LOCATION

CLOSE TO AMENITIES AND TRANSPORT

25FT LOUNGE/KITCHEN

LIFT ACCESS

IDEAL BUY TO LET OPPORTUNITY

POPULAR LOCATION



Offers over £240,000

***** Ideal Buy to Let opportunity *****

An opportunity for the discerning BTL investor to purchase a spacious one bedroom, second floor flat. The flat is rented and the tenant will be staying for at least another year.

The apartment is located in Academy Court, a stunning Art Deco building with its many original period features. The building was previously the main campus of the University of East London. It retains the high ceilings and its modern open plan living makes it very light and airy and gives the apartment a truly prestigious feel.

The accommodation briefly comprises of a large double bedroom with fitted wardrobe, family bathroom, open plan lounge/kitchen with integrated appliances and is conveniently located next to Mayesbrook Park, within walking distance to Sport House and approximately 35 minutes to Canary Wharf and Fenchurch Street Station. It also benefits from double glazing and gas central heating (untested). Externally the property also comes with beautifully maintained communal gardens.

Hallway

Entrance to flat is via intercom system. Hallway benefits from hardwood style laminate flooring, radiator, storage cupboard, doors to rest of the rooms and family bathroom.

Open Plan Lounge and Kitchen 25ft 3in x 10ft 6in (7.7m x 3.2m)

Bright and spacious open plan lounge and kitchen with double glazed window, two radiators, laminate style flooring. Kitchen comprises of a range of black gloss wall and base units with white worksurfaces, integrated appliances, electric hob, stainless steel one and half mixer sink and stainless steel extractor hood.

Bedroom 18ft 1in (maximum length) x 9ft 5in (5.5m x 2.9m)

Double glazed window, laminate style flooring, radiator, fitted wardrobe with sliding mirror doors.

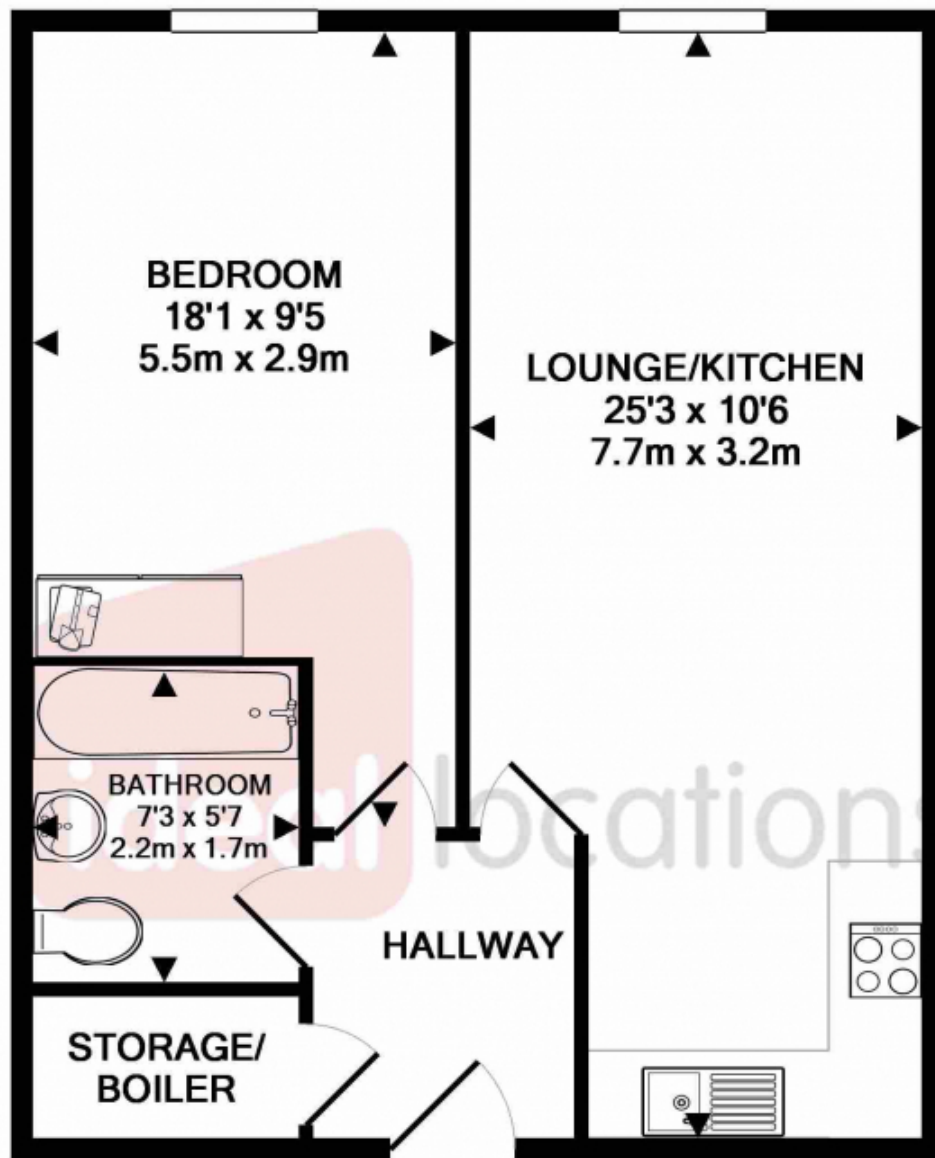
Bathroom 7ft 3in x 5ft 7in (2.2m x 1.7m)

With enclosed panel bath, central shower mixer set, wall hung wash basin, close coupled low flush wc with concealed cistern, tiled floor, part tiled walls, radiator. Extractor fan.

Tenure

Lease: Approximately 115 years unexpired, Ground rent: £250 per annum Service charge £1200 per annum

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



TOTAL APPROX. FLOOR AREA 516 SQ.FT. (48.0 SQ.M.)

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

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