



## FREDERIC COURT E14

**GUIDE PRICE £400,000** Leasehold

One Double Bedroom | Open Plan Reception | Private Balcony  
| Modern Fitted Kitchen | Walking Distance To Mudchute DLR)

- Built-in storage
- Large private balcony/terrace
- Modern
- One bedroom
- Open plan kitchen/reception room
- Close to Mudchute DLR

GUIDE PRICE - £400,000 - £425,000

This modern one double-bedroom apartment is located in Frederic Court.

Accommodation comprises an spacious open-plan reception with a large private balcony, a modern fully fitted kitchen, a double bedroom with a built-in storage space and a bathroom.

Frederic Court is located within close proximity to Mudchute station (DLR), providing easy access to Canary Wharf and the City.

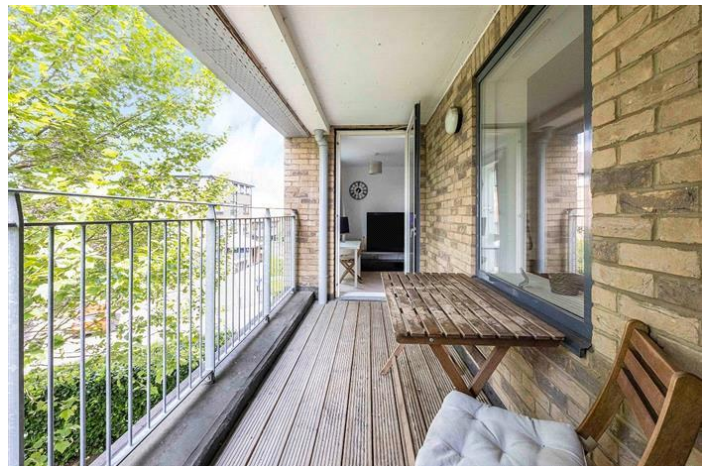
Council Tax Band: D

Tenure: Leasehold (120 years)

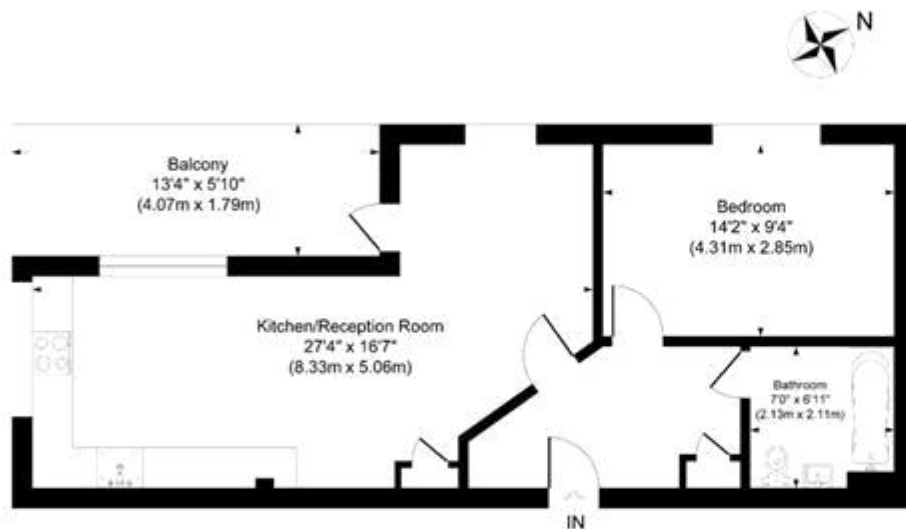
Ground Rent: £100 per year

Service Charge: £1,032 per year





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## Frederic Court

Approximate Gross Internal Area  
Total = 54.6 sq m / 588 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.