



KATIE COURT, CANNING TOWN, E16

£320,000 Leasehold

An extremely well presented one bedroom apartment which is set on the fifth floor within this modern development. The apartment has been finished to an excellent standard and includes an open plan reception room, large private balcony, double bedroom and modern bathroom.

- EWS1 compliant
- One bedroom
- Private Balcony
- Quiet location
- 5th Floor
- Open plan layout

EWS1 compliant.

An extremely well presented one bedroom apartment which is set on the fifth floor within this modern development.

The building is accessed via fob entry and there is lift access to all floors.

The property itself comprises entrance hall with large storage cupboard, an open plan reception room with floor to ceiling windows, a modern fully fitted kitchen with base and wall units, a large private balcony, a double bedroom and stylish family bathroom.

Katie Court is ideally located being within walking distance to both Custom House station (DLR & Elizabeth line) and Canning Town station (DLR & Jubilee line) providing easy and quick access into the City.

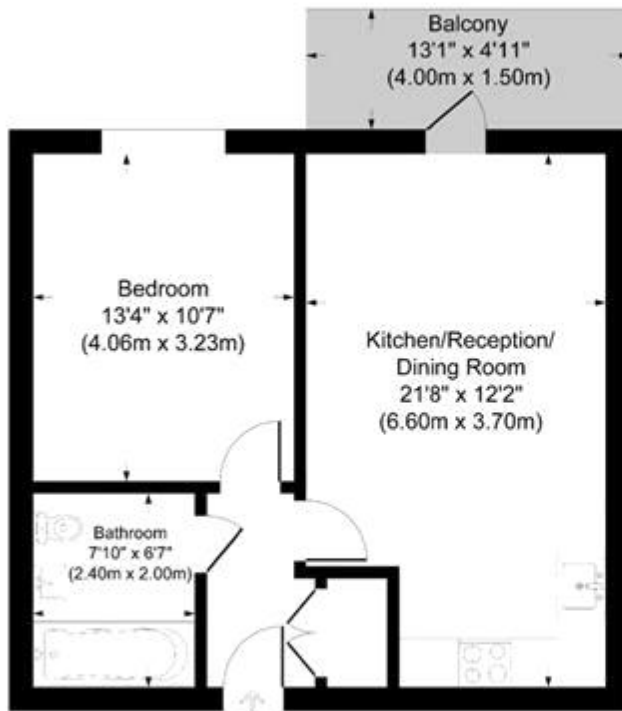
Tenure: Leasehold (118 years)

Ground Rent: £250 per year

Service Charge: £1,405.56 per year



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**Katie Court Edwin
Street**

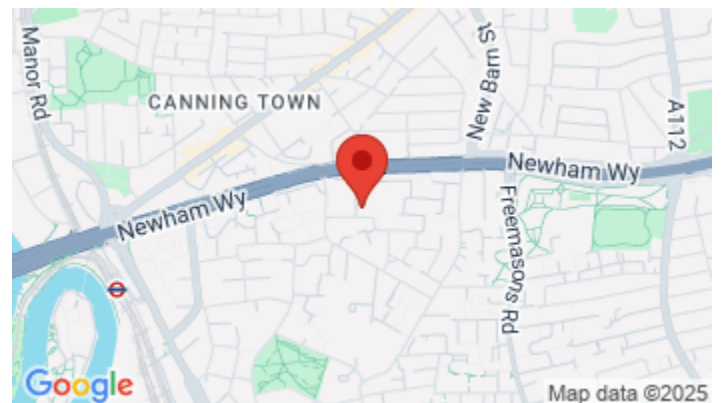
Approximate Gross Internal Area
Total = 46.7 sq m / 503 sq ft

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.

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