



MADDISON COURT, CANNING TOWN, E16

£295,000 Leasehold

One Bedroom Apartment | Seventh Floor (Top Floor) | Full Width Private Balcony | Open Plan Reception Room | Kitchen With Integrated Appliances | Modern Bathroom | Floor To Ceiling Windows | Lift Access | No Onward Chain | Close To Canning Town Station

- One Bedroom Apartment
- Seventh Floor (Top Floor)
- Open Plan Reception
- No Onward Chain
- Full Width Private Balcony

This beautifully presented one-bedroom apartment is set on the seventh floor (top floor) and is offered to the market chain free.

The accommodation features a bright open-plan reception area leading out to a private balcony, a sleek and fully fitted modern kitchen, a generous double bedroom, and a stylish family bathroom.

Ideally located in Maddison Court, the property is just moments from Canning Town station (Jubilee Line & DLR), providing swift connections to Canary Wharf and the City. Custom House station on the Elizabeth Line is also within easy reach, making this an excellent choice for commuters.

Council Tax Band: B

Tenure: Leasehold

Ground Rent: £50 per year

Service Charge: £1,700 per year

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

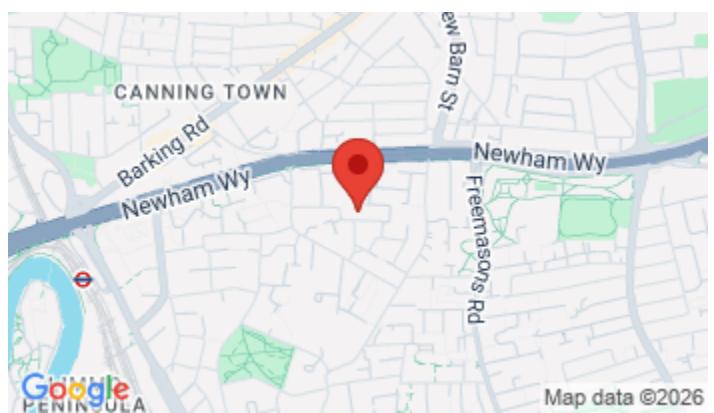
Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	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		
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.