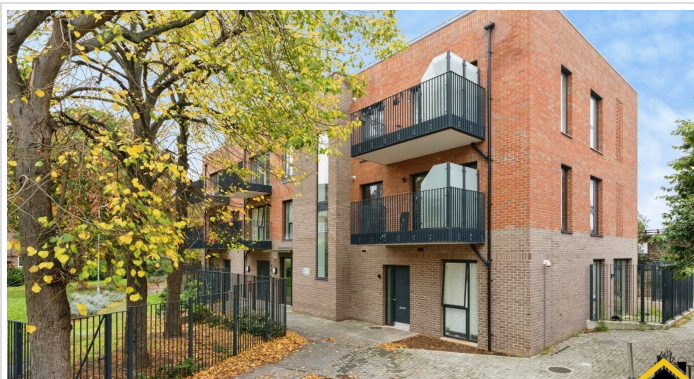
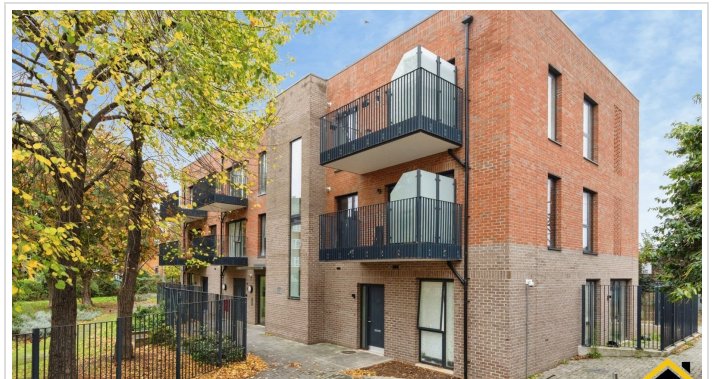


1 Bed Flat In 11 Rainhill Way , London, E3 3YW

£90,000





SHORT DESCRIPTION

Property Ref: 17609 Stylish One Bedroom Apartment with Private Balcony and Communal Garden. This attractive one-bedroom apartment is set within a modern purpose-built residential development completed in 2021. Finished to a good standard throughout, the property offers contemporary interiors, a well-designed open-plan living space, modern kitchen appliances and a private balcony, making it an ideal choice for first-time buyers, professionals or those seeking a comfortable modern home. The accommodation comprises a spacious open-plan kitchen and living room, providing a welcoming and versatile space for relaxing, dining and entertaining. The modern kitchen is fitted with a range of quality Bosch appliances, including an oven, hob, extractor fan, dishwasher and fridge freezer, combining style with everyday practicality. The bedroom benefits from comfortable carpeted flooring, while the kitchen and living area feature attractive laminate flooring for easy maintenance. The fully tiled bathroom is fitted with a bathtub and overhead shower, washbasin and toilet. A separate storage room provides useful additional space for household essentials. A key feature of the property is its private balcony, offering a pleasant outdoor space to unwind. Residents also benefit from access to a communal garden, providing additional outdoor space to enjoy. Further benefits include uPVC double-glazed windows, gas-fired central heating and hot water supplied by the central heating boiler. The development features a modern design and well-maintained communal areas, enhancing the overall appeal of the property. Combining contemporary living, practical storage and attractive outdoor space, this appealing apartment presents an excellent opportunity for buyers seeking a modern home in a purpose-built residential development. Property Type: Flat Full selling price: £360000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £90000.00 Monthly rent based on 25% share: £792.31 Remaining lease (in years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2129.40 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

1

Bed Room(s)

1

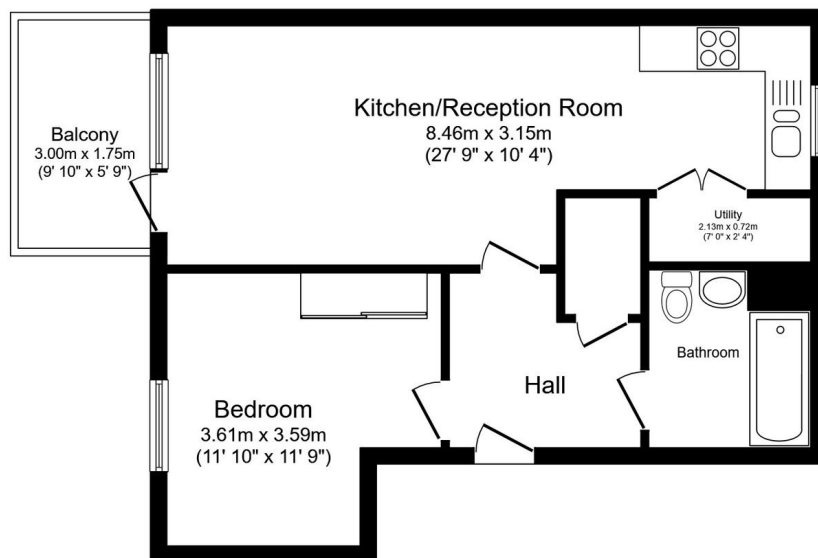
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



First Floor

Total floor area 50.2 sq.m. (541 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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