



Offers in Excess of £229,000

bettermove

Rhodeswell Road London

Bettermove are proud to present this 1 bedroom flat in Limehouse, London available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby for permit holders only. The council tax band is B.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 91 years remaining on the lease; the ground rent is £10 per annum and the service charge is £180 per month.

The interior of this beautifully presented property comprises a spacious living room with access to the shared balcony, one double bedroom, the fitted kitchen and bathroom on the third floor of the building.

Located in the popular residential area in Limehouse, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Limehouse Station, the A12 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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