



Albatross Close, Beckton. E6 5NX.



PRICE
£265,000
To
£275,000

Transport Information

Beckton for the DLR is 0.4 miles away, East Ham station for the District and Hammersmith and City Lines is about 15 minutes by bus which are plentiful nearby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Ground Floor Flat
- Two Bedrooms
- Two Bathrooms
- Two Parking Spaces
- Ideal First Purchase Or Investment
- 102 Year Lease





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Guide Price: £265,000 to £275,000 Leasehold
Please be aware this is a Sale by Tender Property and the prospective purchaser may have to pay an introduction fee to Aston Fox and viewings are strictly by appointment ONLY.

If you're looking for a place to just move straight into, then look no further than this chain free, two-bedroom ground floor flat. The property which is excellently located boasts of an L-shaped lounge / diner and very well laid out kitchen. Then you have the master bedroom with the amazing bonus of having an ensuite shower room, another bedroom and the spacious shower room with walk-in shower and there is plenty of storage throughout the property

The home also benefits from two residents parking spaces. The location is also great with the property being only a short walk to Beckton DLR station and ASDA and the retail park. This property won't hang around long so call now to view!

Lease: Approx 102 Years

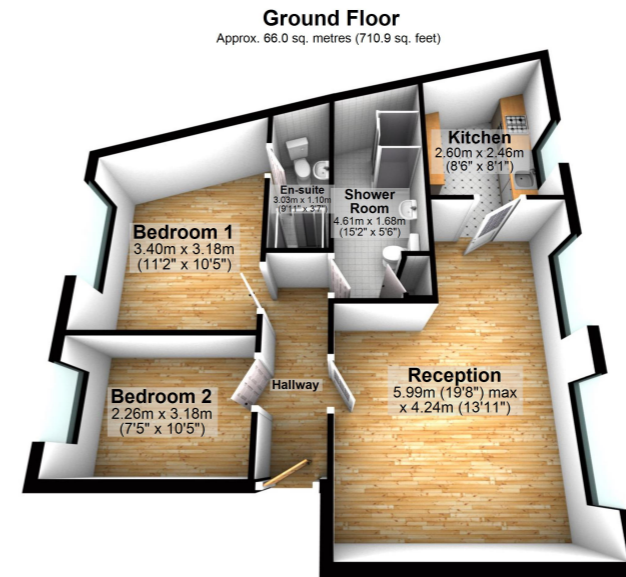
Ground Rent: £37.50 per quarter
Service Charge: £2,000 per annum
Council Tax: Band C
Council: Newham

Maximum council tax fee payable: £1,649.74

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

What the owner says...

This was a much loved home for us, it will make a fabulous first home or even a good investment with the shops just over the road and travel options are unbeatable!



Total area: approx. 66.0 sq. metres (710.9 sq. feet)
Albatross Close, Beckton

Accommodation Ground Floor

Reception Room

13' 11" x 13' 0" < 19' 8" (4.24m x 3.96m < 5.99m)

Kitchen

10' 7" x 8' 4" (3.23m x 2.54m)

Bedroom One

11' 2" x 10' 5" (3.40m x 3.17m)

Ensuite

8' 2" x 3' 7" (2.49m x 1.09m)

Bedroom Two

10' 5" x 7' 5" (3.17m x 2.26m)

Shower Room

9' 6" x 5' 6" (2.90m x 1.68m)

