



## Morton Close, London, , E1 2QT £300,000

GUIDE PRICE £300,000 - £325,000 Elms Estates are delighted to be able to offer to the market For Sale this Spacious One Bedroom First Floor Apartment set within a gated development with its own allocated parking space.

Morton Close is advantageously located within in easy reach of Shadwell (DLR and Overground) Station and multiple bus routes in to the City and beyond. With easy access to the A13 Dual Carriageway.

Internally the property is bright and spacious throughout with a large reception room that boast's a Juliet balcony, fully fitted kitchen, large bedroom and a contemporary bathroom.

Morton Close is offered to the market on a CHAIN FREE basis and really is one to not be missed.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



## Reception

23'5" x 10'9" (7.14 x 3.28)

## Kitchen

8'0" x 6'11" (2.44 x 2.11)

## Bedroom

17'10" x 10'0" (5.46 x 3.07)

## Bathroom

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 977 Years remaining

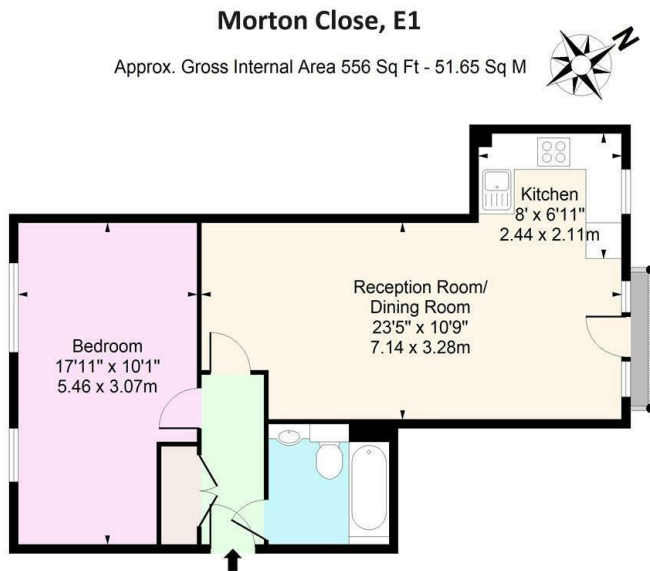
Annual Service Charge: £2,366.45

Annual Ground Rent: £250.00

Council Tax Band: B

## Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Floor Area 556 Sq Ft - 51.65 Sq M

For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	