



**Carolina Close Stratford E15 1JR**  
**Well Presented One Bedroom First Floor Flat With Communal Car Park Asking Price £265,000 L/H**





Nestled in the desirable area of Carolina Close, Stratford, this well-presented one-bedroom flat offers a perfect blend of comfort and convenience. Situated on the first floor of a purpose-built building, the property boasts a spacious lounge that seamlessly opens into a contemporary kitchen, creating an inviting space for both relaxation and entertaining.

The flat features one generously sized bedroom and a modern bathroom, making it an ideal choice for first-time buyers or those seeking a cosy retreat. The property also benefits from resident permit parking, available on a first-come, first-served basis, ensuring that parking is hassle-free for residents.

Location is key, and this flat does not disappoint. It is within walking distance to Maryland station, which is served by the Elizabeth line, providing excellent transport links to central London and beyond. This accessibility makes it a fantastic option for commuters or anyone wishing to explore the vibrant offerings of the city.

In summary, this charming one-bedroom flat in Carolina Close is a wonderful opportunity for those looking to make their first step onto the property ladder. With its spacious layout, modern amenities, and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to view this delightful home.





### Entrance via

secure communal door to communal hallway - stairs ascending to first floor - door to:

### Hallway

wall mounted consumer unit - power point - wood effect floor covering - doors to:

### Lounge



double glazed window - wall mounted electric panel heater - power points - wood effect flooring - opening to:



### Kitchen



double glazed window - range of eye and base level units incorporating a sink with mixer taps - breakfast bar - built in oven with four point electric hob and extractor fan over - integrated fridge freezer - integrated washing machine - cupboard housing water heater - tiled splash backs - power points - wood effect floor covering.



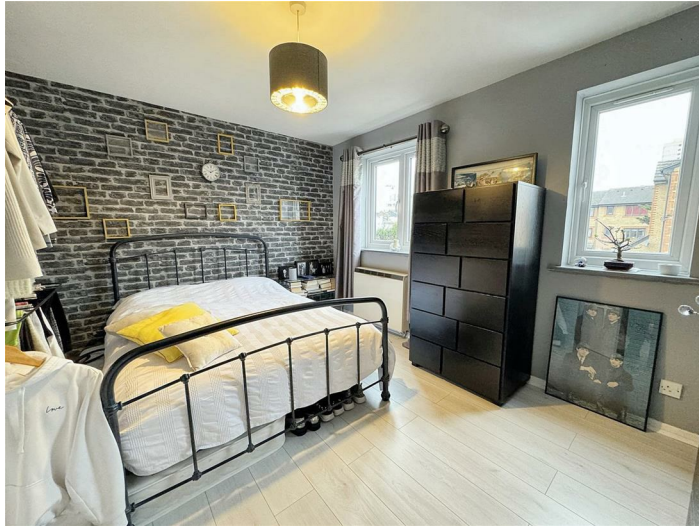
### Bathroom



obscure double glazed window - three piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - low flush w/c - tiled splash backs - wood effect floor covering.



## Bedroom



two double glazed windows - wall mounted storage heater - power points - wood effect floor covering.

### Additional Information:

The lease has 110 Years remaining.

The current service charge is £1600.00 per annum and is reviewed yearly.

The ground rent is £180.00 per annum and is reviewed as follows:

From the commencement date of the £90.00 New Term up to and including 23 June 2010

From 24 June 2010 and for the next 25 Years of the New Term £180.00

For the next 25 years of the New Term £360.00

For the next 25 years of the New Term £720.00

For the next 25 years of the New Term £1,440.00

For the remainder of the New Term £2,880.00

Council Tax London Borough of Newham Band B

Parking: permit parking for residents on a first come first served basis.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely. Outdoor voice

and data coverage likely.

O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard and superfast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric mains water, mains sewerage and is heated via electric heaters.

The Title Register states the following: (26.11.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

(26.11.2018) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

(26.11.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 November 2018 in favour of Metro Bank PLC referred to in the Charges Register.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

### Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors  
£240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement

fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

### Disclaimer

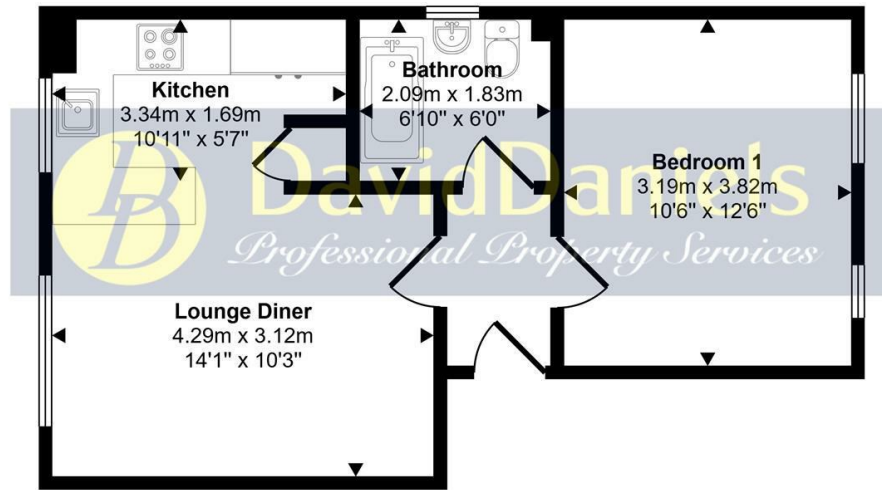
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





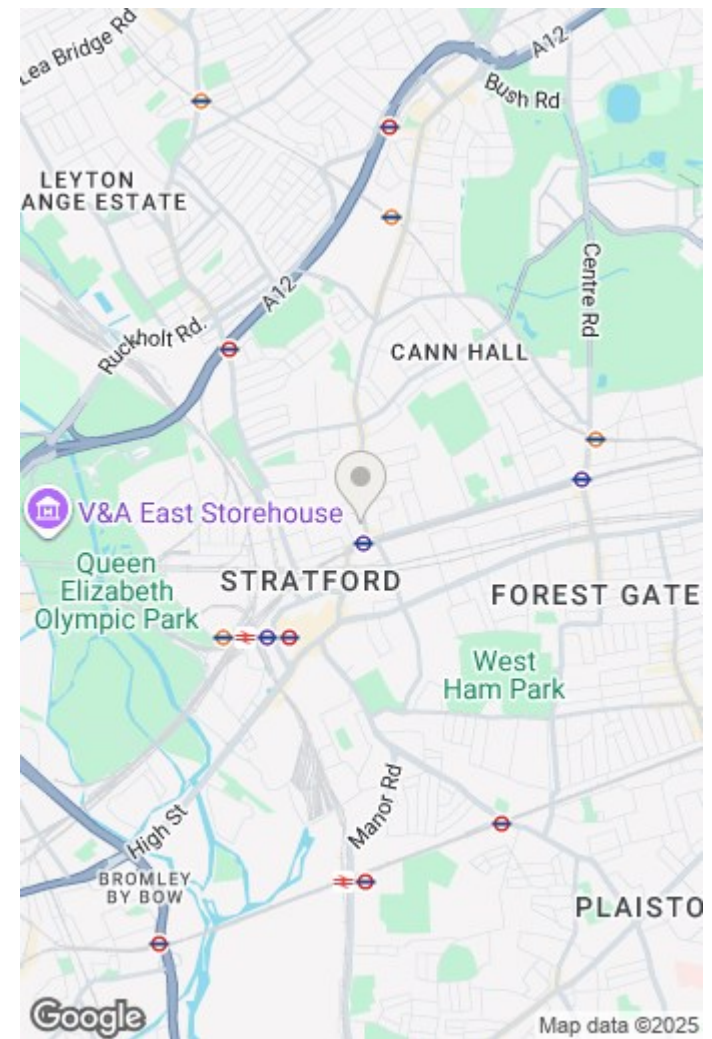


Approx Gross Internal Area  
37 sq m / 400 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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