

*Franklyn
James*



50 Manchester Road, E14 3BE

£400,000

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- First floor
- Low service charges
- Share of freehold
- Modern kitchen & bathroom
- Within minutes walk of Island Gardens DLR Station
- Chain free

EPC rating- C
Tax band- D



Situated within the highly regarded and private Potters Lodge development, this stylish first floor apartment offers bright, well-balanced accommodation ideal for first-time buyers and investors alike.

Beautifully maintained throughout, the property features a reception room filled with natural light and a generously sized modern fitted kitchen offering an excellent range of storage and workspace (a rare benefit for an apartment). There are also two generous double bedrooms and a sleek modern shower room. The apartment is presented in excellent decorative order, with quality flooring and well-kept interiors creating a home ready to move straight into.

Further benefits include UPVC double glazing, secure gated parking and the significant advantage of a low service charge, enhancing the property's excellent investment appeal and day-to-day affordability. Offered to the market chain free, this is a fantastic opportunity to acquire a well-appointed apartment within a sought-after residential development.

Additional information:

The flat is in the catchment area of the following good/excellent schools

Cubitt Town Primary- Primary Good- (with multiple Outstanding areas)

St Luke's CE Primary- Primary- Outstanding

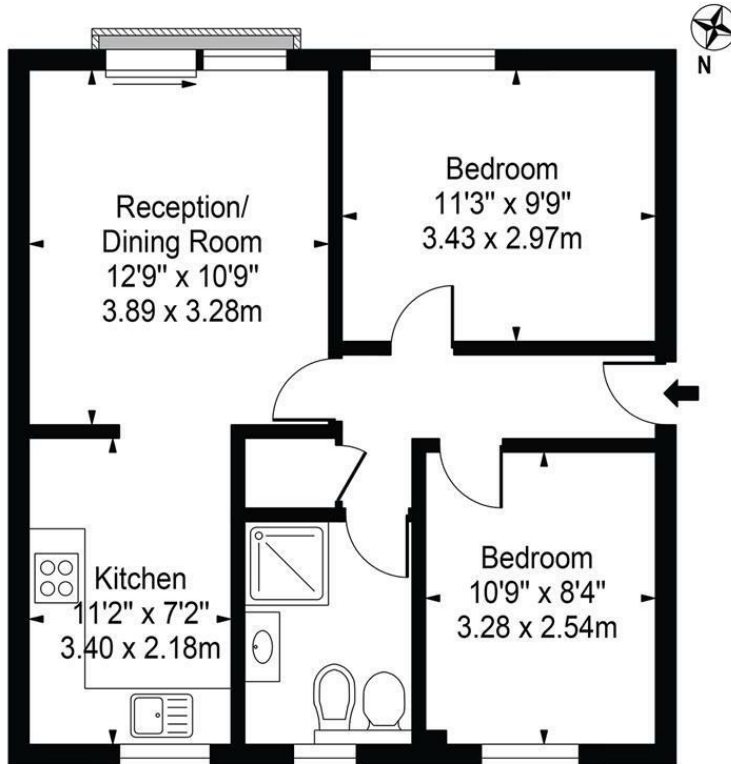
Canary Wharf College Glenworth/East Ferry- Primary- Good

Harbinger Primary- Primary- Good

George Green's School- Secondary- Good

Potters Lodge

Approx. Gross Internal Area 546 Sq Ft - 50.73 Sq M

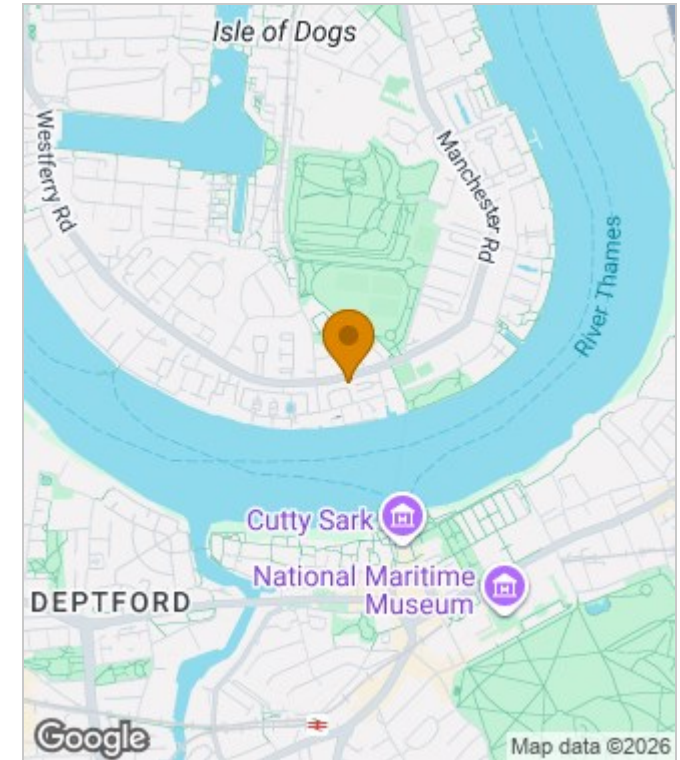


First Floor

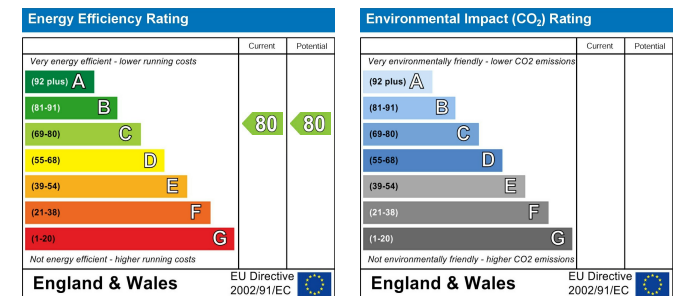
For Illustration Purposes Only - Not To Scale

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Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.