2 bed flat to buy in SE28

Thames Reach, Thamesmead, London, SE28 0NG

£180,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

On Street parking

Property features

- IMMEDIATE EXCHANGE OF CONTRACTS` AVAILABLE
- BEING SOLD VIA SECURE SALE`
- MODERN TWO BEDROOM
- TASTEFULLY DECORATED
- EPC Rating B

Key Information

- Council Tax: Band C
- EPC Rating: B
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Description

Able Estates are pleased to offer you the opportunity to purchase this well positioned First Floor Flat set within a modern purpose-built development in the sought after Thamesmead West area.

Accommodation comprises Two Bedrooms (the Master with an En-suite), main Bathroom, a large, bright and airy Reception Room (with French doors to a Juliet Balcony) and separate Fitted Kitchen.

Benefits to note include 101 year Lease, Allocated parking, Electric Heating, Double Glazing and a large Storage Cupboard.

The property is located above a commercial area with local shops and takeaways on the doorstep. Schools and bus routes are also just a short stroll away.

You will also benefit from the numerous bars and restaurants located on the Royal Arsenal development which is within walking distance, along with excellent transport links at both Plumstead Station and Woolwich Arsenal (Elizabeth Line), Docklands Light Railway (DLR) as well the Thames River boat; you are spoilt for choice!

Below are just a few of the journey times from the Elizabeth Line at Woolwich Arsenal:-

Canary Wharf 8 minutes. Liverpool Street 15 minutes. Tottenham Court Road 20 minutes. Paddington 25 minutes.

• *please be aware that some of the photos used for marketing were taken before the current occupier`s tenancy started **

Please call to appointment.

Additional information

Floor Area - 646 sqft (60 sqm)

Council Tax Band C (London Borough of Greenwich)

Service Charge - £199.95 per month *

Ground Rent - £200 per annum *

Lease Remaining - 125 Years from 25 December 2002 so101 years remaining *

NB:- * We have not seen written confirmation of this so are just supplying information on what the seller has told us.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers` obligations and sellers` commitments.

Both the Marketing Agent and

Living Room - 14'8" (4.47m) x 13'3" (4.04m)

Kitchen - 13'3" (4.04m) x 5'2" (1.57m)

Bedroom 1 - 11'2" (3.4m) x 10'1" (3.07m)

Bedroom 2 - 10'0" (3.05m) x 6'8" (2.03m)

what3words /// parts. hurt. awake

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Purchasers must undertake their own due diligence into the working order of these items. All

Identification checks

Should a purchaser(s) have an offer accepted on a property This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £48 inc VAT per purchase, which is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non- under any circumstances. As part of the service, you will be given a 3-month free Lifetime Legal membership, which comes with free legal advice, a standard or mirror Will and Mover Protection.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £2,400.00

Price: Starting Bid £180,000

Property Type: Flat

Parking: On Street

Year built: 2003

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

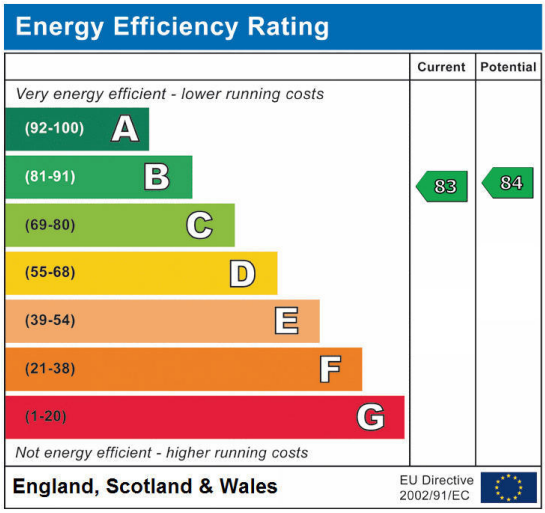
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Ground Floor



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Contact your local branch today for more information on this property:

7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, https://www.lmark.co.uk/

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 firms employment has the authority to make or give any representation or warranty in respect of the property.