



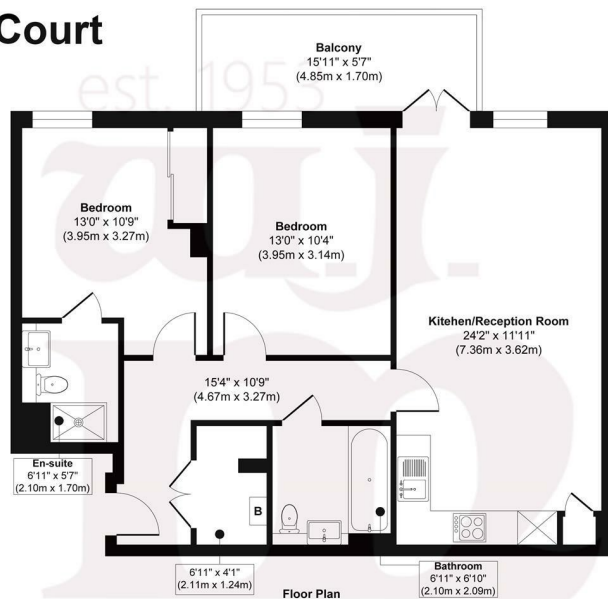
BIGHT COURT, E3

£475,000 L/H

- Bright and spacious
- Good size South West facing balcony
- EWS1 compliant
- Modern interiors
- Chain free
- Community heating system

wj.
meade

Bight Court



Approx. Gross Internal Floor Area 776 sq. ft / 72.17 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are pleased to offer for sale this well presented two double bedroom apartment, part the St Pauls Square development and within an expanding residential neighbourhood in Mile End. The accommodation is arranged over a comfortable 776sq ft, with an open plan fitted kitchen to reception room which leads onto a South West facing balcony, ideal for enjoying the afternoon sunshine. Residents can enjoy a shared garden and also have access to secure bicycle storage. Located conveniently for journeys into the City and Canary Wharf, with parks, canal walks and an array of amenities close by.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £2,466.07

Ground rent £250

238 years lease

Council tax band D

Current EPC Rating 86

Tenure: Leasehold

