



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Fulbourne Road, London, E17 4EZ
Offers In Excess Of £145,000

Modern, Marvelous & Magnificent, Step into luxury and contemporary living with this immaculate one-bedroom purpose-built third-floor apartment, a true gem in the real estate market. Built in 2015, this residence boasts a modern design that reflects sophistication and attention to detail. Meticulously maintained by its sole owner since construction, the property is offered with no onward chain, providing a seamless and stress-free transition for its new owner. As you enter through the communal entrance, the video entry system ensures added security, creating a welcoming yet secure environment. The apartment's interior features an open-plan double-aspect lounge, kitchen, and diner, providing a spacious and bright living area that is perfect for entertaining. Step outside onto the private balcony, offering a tranquil retreat with views of the surroundings. The integrated bespoke blinds in every room add a touch of elegance and convenience. Enjoy the comfort of underfloor heating throughout the entire apartment, providing warmth and cosiness during the colder months. Residential parking adds to the convenience, ensuring hassle-free access to your urban oasis. This is not just a property; it's a lifestyle upgrade that combines modern aesthetics, thoughtful design, and practicality, making it an ideal investment or a perfect place to call home. Don't miss the opportunity to make this stunning apartment yours and experience the epitome of contemporary living.

Property Showcases

As you arrive at the residential car park of this purpose-built apartment complex, you are immediately struck by the convenience of a barrier-protected area, ensuring security and exclusivity. Access to the complex is available from both the front and back, providing flexibility for residents. A video entry system adds an extra layer of security as you make your way to the communal entrance. Upon entering the complex, you are faced with a choice between stairs and a lift to reach the third floor. The lift ensures ease of access, and once you arrive, your own front door awaits. Turning the key, you step into a bright and spacious entrance hall that serves as the gateway to the entire apartment. The first room you encounter is the expansive double aspect lounge/kitchen/diner. This multifunctional space is the heart of the home, offering versatility and a welcoming atmosphere. Natural light floods the room, enhancing the sense of openness. Notably, this room also grants access to a private balcony, providing an outdoor retreat for relaxation or entertaining. Continuing through the entrance hall, you find the large double bedroom, where beautiful views of the private balcony await. The design prioritizes both comfort and aesthetics, creating a serene and appealing bedroom space. The final room accessible from the entrance hall is the three-piece bathroom suite. The bathroom is thoughtfully equipped with a thermostatically controlled shower, ensuring a comfortable and consistent water temperature. The suite also includes a low-level flush W/C with a concealed cistern, combining functionality with a modern aesthetic. Adding practicality to the apartment, a large built-in storage cupboard is conveniently located just off the entrance hall. This feature allows for organised storage of belongings, contributing to the overall efficiency and tidiness of the living space. In conclusion, this one-bedroom third-floor apartment is a well-designed and secure residence, boasting a spacious layout, modern amenities, and a private balcony. Whether you seek a cosy retreat or a place to entertain, this apartment provides a comfortable and stylish living environment.

Location

Nestled within a chic and modern development, your new residence provides access to a multitude of communal amenities. A spacious residential car park and communal gardens not only offer ample parking options for family and friends but also present a delightful spectacle with well-maintained flowerbeds. After exploring the charms of your new surroundings, a brief fourteen-minute stroll leads you to the enchanting Epping Forest. Here, you can immerse yourself in the captivating ancient woodland and the serene green and blue spaces, ideal for dog walks, exercise, and family picnics that promise enduring enjoyment. Heading west from the property, you'll encounter the meticulously manicured lawns of Lloyd Park, just an eighteen-minute walk from your doorstep to the Forest Road entrance. Revel in the offerings of the outdoor gym, tennis and basketball courts, as well as outdoor table tennis and bowling greens. The natural play areas featuring climbing logs, sandpits, and skate and scooter parks ensure endless entertainment for the little ones, creating an ideal setting for family picnics and day outings. Conveniently, essential amenities are within close proximity. Wood Street, a mere three-quarter-mile stretch, hosts a variety of dynamic independent businesses catering to your every need and desire. Transportation options abound, with five bus stops within 0.12 miles of your front door, connecting you to a wide array of destinations. Wood Street and Walthamstow Central stations, located 0.6 miles and 1.3 miles away respectively, provide both underground and over ground transport choices. Additionally, a wealth of nursery, primary, and secondary schools lie within a 0.36-mile catchment, all boasting good to outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Shared Ownership
Lease Length: 99 years from 1/12/2015
Ground Rent: Included in rent
Service Charge: Included in rent
Rent: £541.84 pcm
Council Tax Band: B
Annual Council Tax Estimate: £1,509 pa

Entrance Hall

4'2" x 10'6" (1.29 x 3.21)
Double glazed composite door to front aspect, storage cupboard, carpet flooring with underfloor heating and power points.

Lounge/Diner

31'7" x 9'8" (9.63 x 2.95)
Double glazed window to rear and side aspect, carpeted flooring with underfloor heating, power points, TV aerial and phone point, double glazed patio door leading to balcony.

Kitchen

Tiled flooring and walls with tiled splash backs, range of base & wall units with top work surfaces, integrated cooker with electric oven and electric hob, integrated extractor with hood, Integrated fridge/freezer, integrated washing machine, sink with drainer unit & power points.

Balcony

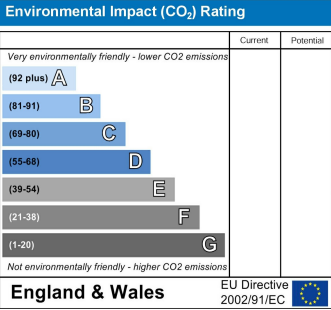
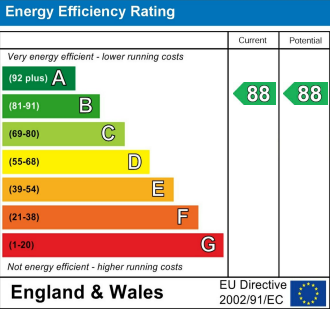
9'1" x 8'2" (2.78 x 2.49)
Storage cupboard.

Bedroom

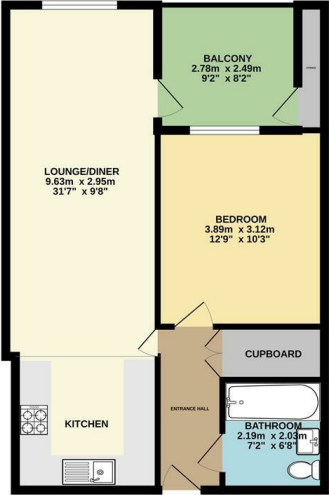
10'2" x 12'9" (3.12 x 3.89)
Double glazed window to rear aspect, carpeted flooring with underfloor heating, power points, TV aerial and phone point.

Bathroom

7'2" x 6'7" (2.19 x 2.03)
Spotlights, part tiled walls and tiled flooring, heated towel rail radiator, extractor fan, panel enclosed bath with mixer tap, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush wall hung w/c with concealed cistern & shaver point.



THIRD FLOOR
51.0 sq.m. (549 sq.ft.) approx.



THIRD FLOOR
TOTAL FLOOR AREA: 51.0 sq.m. (549 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of plots, sections, corners and any other items are approximate and no responsibility is taken for any error prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or effectiveness for any period.
Made with Hoxby 12/24

