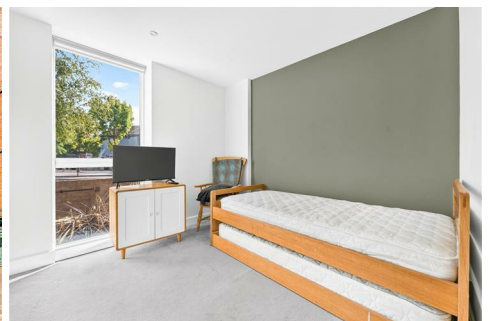




Ruckholt Road, London

A well-presented two-bedroom, one-bathroom ground-floor apartment situated within the popular Rookery Court development on Ruckholt Road, Leyton.

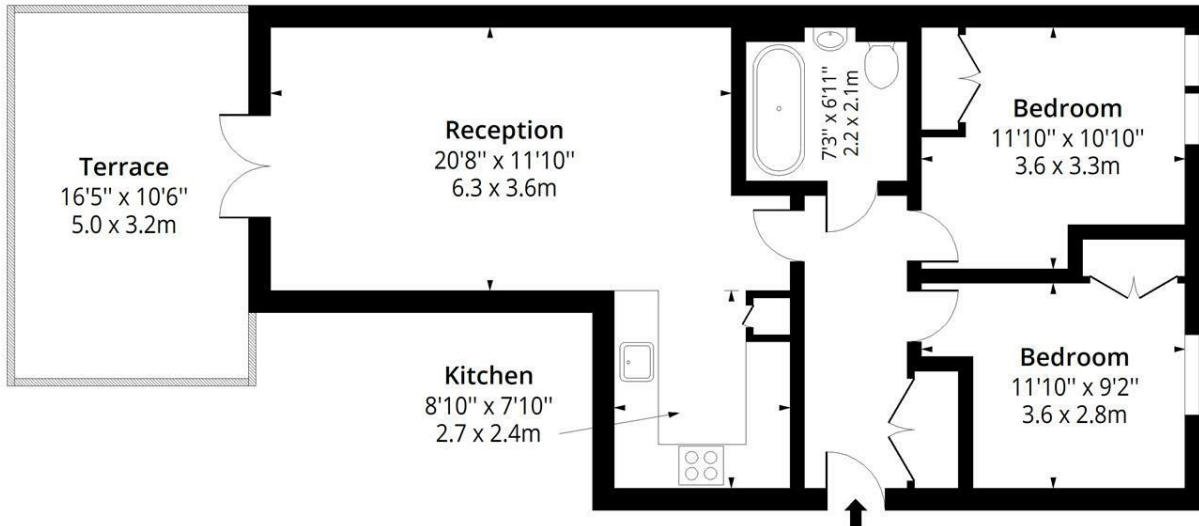
The property offers a well-designed layout with a comfortable living and entertaining space, complemented by two bedrooms and a contemporary family bathroom. A particular feature of the apartment is its private terrace, providing valuable outdoor space and an ideal setting for relaxing, entertaining or enjoying a morning coffee.

Being positioned on the ground floor provides convenient, step-free access and easy connectivity between the internal accommodation and the outside space. The apartment forms part of a modern residential development, offering a pleasant and contemporary setting.

Combining two-bedroom accommodation, ground-floor convenience and a private terrace, this apartment would make an attractive home for first-time buyers, professionals or investors seeking a well-connected property in East London.

£425,000

- Two Bedroom
- Two Bathrooms
- Ground Floor Flat
- Council Tax - C
- Chain Free Sale
- Communal Gardens
- Service Charge £3,200 Per Annum
- Ground Rent £425 Per Annum
- Lease 230 Years Remaining
- Floor Area 711 Sq Ft / 66.05 Sq M



Ground Floor

Floor Area 711 Sq Ft - 66.05 Sq M

Rookery Court E10

Approx. Gross Internal Area
711 Sq Ft - 66.05 Sq M

Approx. Gross Terrace Area
172 Sq Ft - 15.98 Sq M

Settle



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	