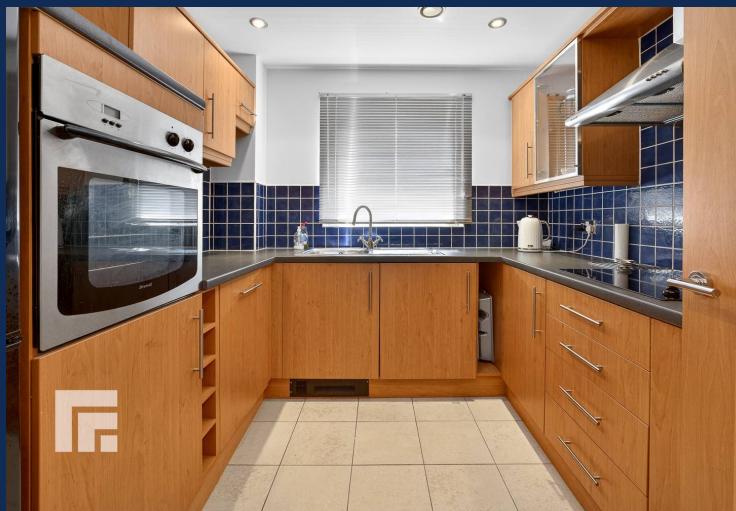




45 Venice House, Judkin Court, Century Wharf

£240,000 Leasehold

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate wood effect flooring. Two large storage cupboards, one housing hot water tank. Storage heater. Wall mounted video entry intercom system. Doors leading to all rooms.

LIVING/DINER

15' 9" x 15' 4" (4.80m x 4.67m)

Spacious living area with room for full sized dining table. Double glazed uPVC windows to front and side aspect. Ample natural daylight. Laminate wood effect flooring. Wall mounted pendant light fitting. Storage heater. T.V point. Telephone point. Door leading to large private, enclosed terrace.

KITCHEN

12' 0" x 8' 6" (3.65m x 2.58m)

Double glazed uPVC windows to front aspect. Tiled flooring. Part tiled walls. Modern base and wall units with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring electric hob with extractor hood over. Space for fridge/freezer. Integrated dishwasher and washing machine. Spotlights. Extractor fan.

MASTER BEDROOM

15' 0" x 12' 0" (4.57m x 3.66m)

Large master bedroom. Double glazed uPVC double doors leading onto large terrace. Double bedroom. Laminate wood effect flooring. TV Aerial point. Wall mounted panel heater. Built in double wardrobe and separate built in single wardrobe. Door leading to large enclosed terrace.

TERRACE

16' 3" x 10' 7" (4.96m x 3.23m)

Exceptionally large enclosed paved terrace. External lighting. Accessed from the living room and master bedroom.

BEDROOM TWO

12' 8" x 9' 5" (3.86m x 2.87m)

Double glazed uPVC windows to front. Large double bedroom. Laminate wood effect flooring. Built in double wardrobe. Telephone point. TV aerial point. Wall mounted electric panel heater.

BEDROOM THREE

8' 4" x 8' 2" (2.53m x 2.50m)

Double glazed uPVC windows to front. Double bedroom. Laminate wood effect flooring. Telephone point. TV aerial point. Wall mounted electric panel heater.

BATHROOM

7' 3" x 8' 11" (2.22m x 2.72m)

Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath. Shower cubicle W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

FACILITES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

PARKING

Secure gated access to an allocated resident parking space. Ample visitor parking.

TENURE

MGY are advised that the property is leasehold with a term of 999 years from 2001. Service charges of £3570.64 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, reserve fund contribution, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £100.30 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website



