Dukes Court
Barking Road
East Ham E6 2LP

£200,000



- IDEAL INVESTMENT OPPORTUNITY
- Purpose Built Flat
- Large Kitchen
- Separate Living Room
- 2 Double Bedrooms
- Family Bathroom
- Separate WC
- Private Balcony
- Security Entry System
- Off Road Parking

Ref: PRA10713

Viewing Instructions: Strictly By Appointment Only

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General Description

Public Notice: 72 Dukes Court, East Ham, London E6 We are acting in the sale of the above property and have received an offer of £227,000.Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place: EPC rating -D

Accommodation

Communal Entrance Hall

Hallway

Kitchen Breakfast Room (12' 01" x 10' 07") or (3.68m x 3.23m)

Living Room (14' 0" x 12' 01") or (4.27m x 3.68m)

Bedroom 1 (14' 0" x 10' 0") or (4.27m x 3.05m)

Bedroom 2 (14' 05" x 7' 10") or (4.39m x 2.39m)

Family Bathroom

Separate Wc

Off Road Parking

Services

EPC Rating:56

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.