

# HILLS PROPERTIES

OPENING DOORS FOR YOU

E1

Ref: G2786



## AT A GLANCE

- Air-conditioning
- Private balcony
- Viewing recommended
- Quality specifications
- Currently let
- High floor
- Pull down bed
- Tile flooring

## SPECIFICATIONS

Beds:	Studio
Baths:	1
Terrace area:	2m <sup>2</sup>
Living Area:	30m <sup>2</sup>

## OUTGOINGS

Service charges:	TBC
Rates:	TBC

## DESCRIPTION

Presidential studio suite for sale in E1.

Set on the 19th floor floor, this property has been finished to quality specifications throughout. Features include reverse cycle air-conditioning, double glazing, a private balcony, and lovely views overlooking Eastern Beach. Fully fitted kitchen with soft close doors and drawers. Tile flooring with natural stone effect. Integrated pull-down murphy bed, becoming a sofa when closed. Discounted membership to the Gymnasium and indoor swimming pool. Sold on the open market with no residency restrictions. Leasehold. Viewing is highly recommended.

Currently let offering an immediate return for an investor.

**£275,000**

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