

# HILLS PROPERTIES

OPENING DOORS FOR YOU

E1

Ref: G2862



## AT A GLANCE

- Air-conditioning
- Private balcony
- Close to beach
- Open market
- Buy to let
- Quality finishes
- Double glazing
- Vacant possession
- High floor
- Leasehold

## SPECIFICATIONS

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

## OUTGOINGS

|                  |                  |
|------------------|------------------|
| Service charges: | £83.21 per month |
| Rates:           | £70.20 per quar  |

## DESCRIPTION

Luxury studio for sale in E1.

Set on a very high floor, this west-facing property has been finished to high specifications throughout. Located close to Eastern Beach and within walking distance of the city centre and the frontier, it is approximately 30 square metres in size and has a private balcony. Reverse cycle air-conditioning. Integrated pull-down Murphy bed. Tile flooring. Fitted wardrobes. Sold on the open market with no residency restrictions. Benefits from discounted membership to the gymnasium and spa. Leasehold. Ideal buy to let opportunity.

**£249,995**

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