



Tovell Court, Rolfe Terrace, Woolwich, SE18

Asking Price: £330,000

Benham
& Reeves

Tovell Court, Rolfe Terrace, Woolwich, SE18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A bright and modern one bedroom apartment located in Trinity Walk, Woolwich. Situated on the 1st floor and spanning 567 square feet, this fabulous apartment comprises an open-plan living room, a modern kitchen with integrated appliances, and a balcony. There is a well-proportioned double bedroom and a spacious 3-piece family bathroom. Additional benefits include wooden flooring in the living room and a large storage space. The flat is well insulated keeping it warm in the colder seasons.

Residents of the quiet Trinity Walk development are served by a host of amenities including residents' concierge and bike storage, and are positioned within walking distance of a large supermarket, and Woolwich Elizabeth Line, DLR and overground trains to central London. On one side, you have the buzz of Woolwich Arsenal with its bustling shops, cafés, bakeries and restaurants; and on the other, the tranquillity of Woolwich Common.



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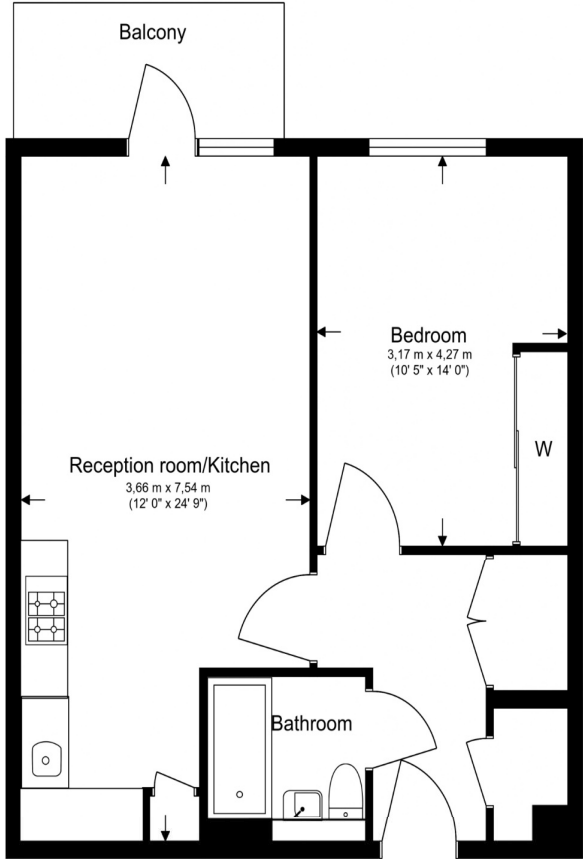
Property Features:

- Chain Free
- One Double Bedroom
- 1st Floor
- 567 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- Concierge
- Communal Garden
- Elizabeth Line, Thameslink, DLR and Overground Connections to Canary Wharf, London Bridge, Central London and Heathrow



First Floor

Total Gross Internal Area
52.7 Sq/m - 567 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£330,000
Tenure:	Leasehold Expires 31/12/2141 Approximately 116 Years Remaining
Ground Rent:	£330.00 (per annum) for the year 2025
Service Charge:	£2,440.00 (per annum) for the year 2025
Anticipated Rent:	£1,650.00 pcm Approx. 6 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250022

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