



Tovell Court, Rolfe Terrace, Greenwich, SE18

Asking Price: £455,000

Benham
& Reeves

Tovell Court, Rolfe Terrace, Greenwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A modern two bedroom, two bathroom apartment located in Trinity Walk, Woolwich. Situated on the 1st floor and spanning an approximate 766 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances and features a south-east facing balcony. There are two well-proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room and additional storage.

Residents of Trinity Walk are serviced by a host of amenities including residents' concierge as well as being positioned within walking distance of Woolwich DLR and train station. There is large Tesco supermarket a short walk away, a bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP is also close by.



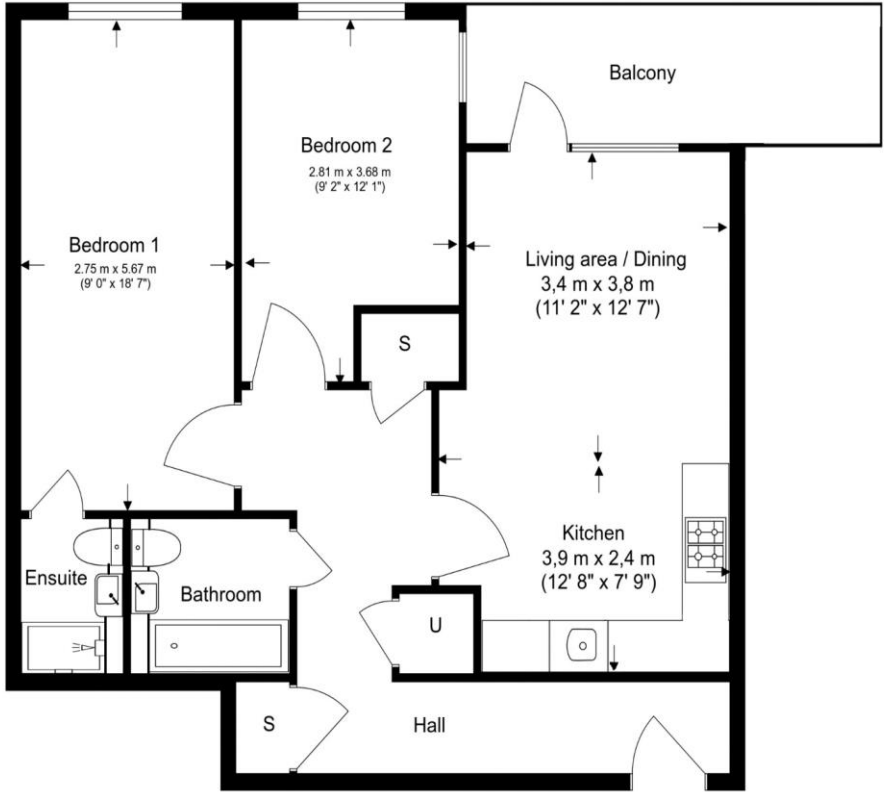


Property Features:

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- 1st Floor
- 766 Square Feet (Approx.)
- Open Plan Kitchen
- Balcony
- Concierge
- Communal Garden
- Woolwich Overground and DLR Station
- New Elizabeth Line



1st Floor
 Total Gross Internal Area
 71.2 Sq/m - 766 Sq/ft



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	

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.

Terms & Conditions:

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

Asking Price:	£455,000
Tenure:	Leasehold Expires 31/12/2141 Approximately 117 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2024
Service Charge:	£2,400.00 (per annum) for the year 2024
Anticipated Rent:	£1,688.00 pcm Approx. 4.5 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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