



Chichely Heights, Moy Lane, Woolwich, SE18

Asking Price: £450,000

 Benham
& Reeves

Chichely Heights, Moy Lane, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A very large, modern two bedroom, two bathroom apartment located in Trinity Walk, Woolwich. Situated on the ground floor and spanning an approximate 1047 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances and features a large patio. 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.

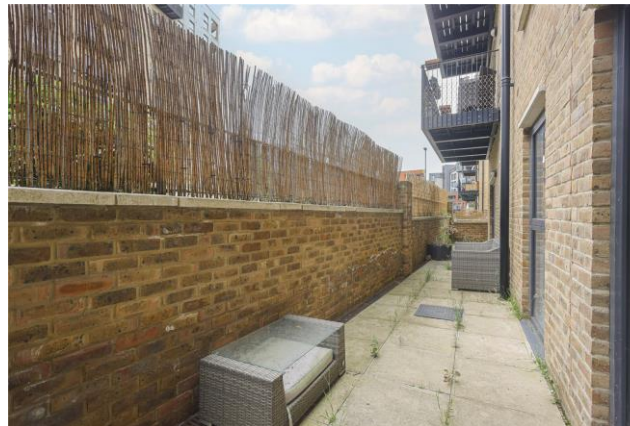
Residents of Trinity Walk are serviced by a host of amenities including residents' concierge as well as being positioned within walking distance of Woolwich DLR and train station. There is large Tesco supermarket a short walk away, a bustling high street with chain and independent shops, restaurants,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





Property Features:

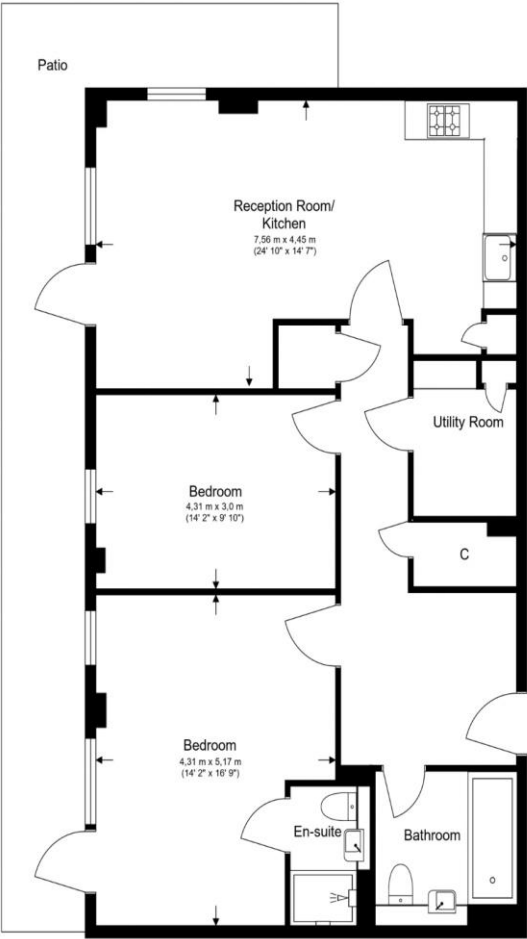
- Two Double Bedrooms
- Two Bathrooms
- Ground Floor
- 1067 Square Feet (Approx.)
- Open-Plan Kitchen
- Patio
- Concierge
- Woolwich Overground and DLR Station
- New Elizabeth Line




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Ground Floor
 Total Gross Internal Area
 99.16 Sq/m - 1,067 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 |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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: | £450,000 |
| Tenure: | Leasehold Expires 31/12/2141 Approximately 117 Years Remaining |
| Ground Rent: | £400.00 (per annum) for the year 2024 |
| Service Charge: | £4,915.00 (per annum) for the year 2024 |
| Anticipated Rent: | £2,100.00 pcm Approx. 5.6 % Yield |

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240082

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

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