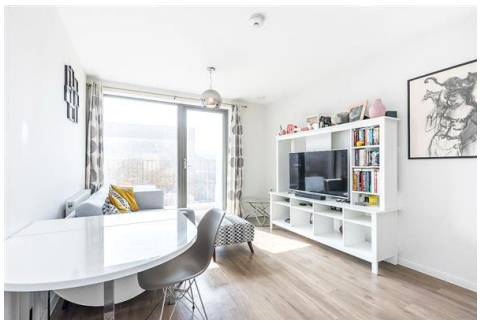
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PIONEER COURT, CANNING TOWN, E16

£420,000 Leasehold

Two Double Bedrooms | Semi-Open Plan Reception | Private Balcony | No Onward Chain | EWS1 Compliant | Modern Fitted Kitchen | One Bathroom | Walking Distance To Canning Town Station (Jubilee & DLR) & Custom House (Elizabeth Line)

- EWS1 compliant
- No Onward Chain
- One bathroom
- Private Balcony
- Semi-open plan reception room
- Two Bedroom Apartment

This modern two bedroom apartment is located in Pioneer Court and is offered to the market with no onward chain.

Accommodation comprises semi-open plan reception with storage cupboard and access to a private balcony, modern fully fitted kitchen, two bedrooms and main family bathroom.

Pioneer Court is located within close proximity to Canning Town station (Jubilee line & DLR) which provides easy access into Canary Wharf and the City. The property is also within easy reach of the new Elizabeth Line station (Crossrail).

EWS1 compliant.

Tenure: Leasehold (140 years)
Ground Rent: £300 per year
Service Charge: £2,000 per year

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.
Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.
The tenure/lease, service change and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.
Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



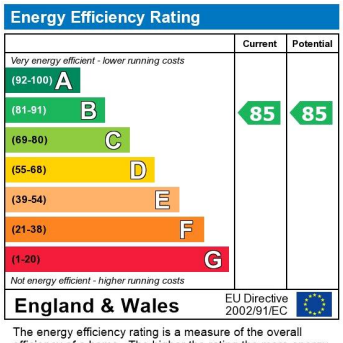







PIONEER COURT, CANNING TOWN, E16

£420,000 Leasehold



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.