

SERAPH COURT, MORELAND STREET, EC1V
£450,000 LEASEHOLD

DESCRIPTION:

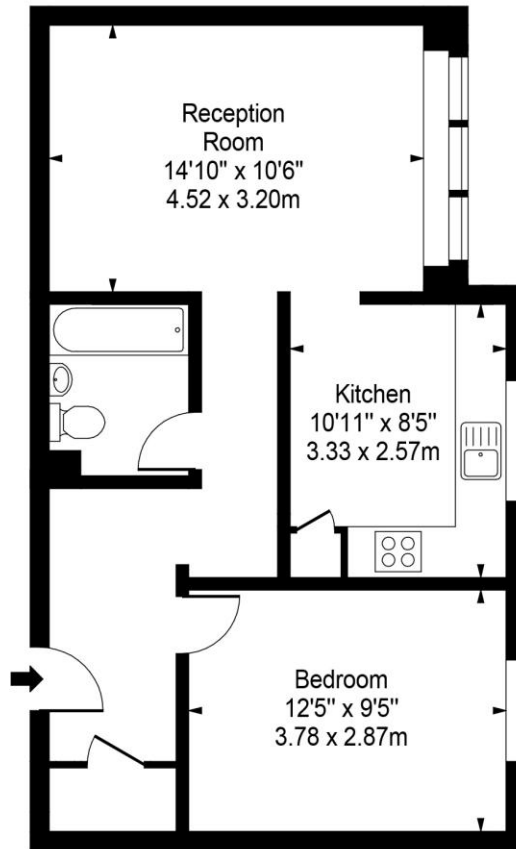
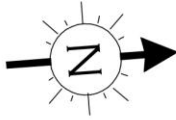
A large chain-free one bedroom flat within a well-presented modern development just moments from great restaurants, shops and Tube links. Attractive canal sidewalks also nearby. This attractively priced property offers peaceful and bright living space and good storage space. The development features a large communal terrace and is ideal for professionals or investors. Old Street and Upper Street nearby.

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

Winkworth

for every step...

Seraph Court, EC1



First Floor

Approx Gross Internal Area 536 Sq Ft - 49.79 Sq M

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 973 year and 0 months

Service Charge: Approx. £2,200 per annum

Ground Rent: Approx. £10 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.