

## SERAPH COURT, MORELAND STREET, EC1V £425,000 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.

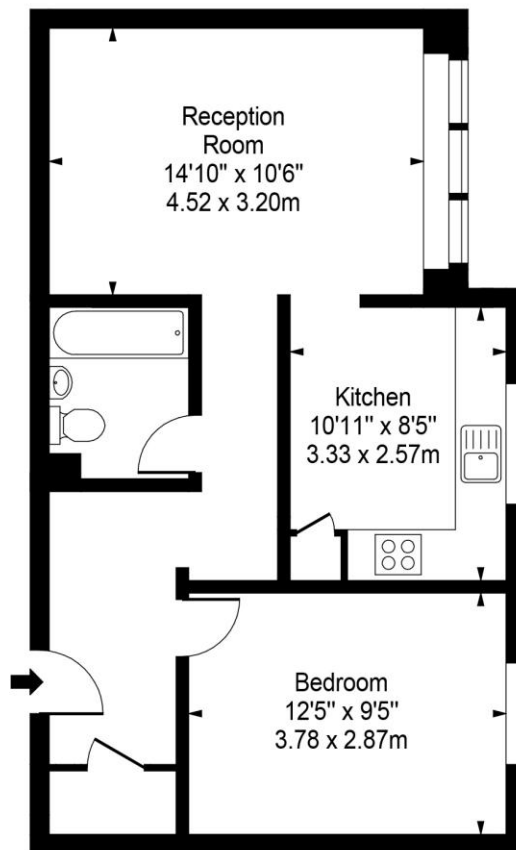
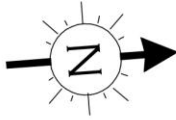
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# Seraph Court, EC1



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.

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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
Very energy efficient - lower running costs		
(90+) A		
(81-90) B		
(70-80) C	80	80
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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