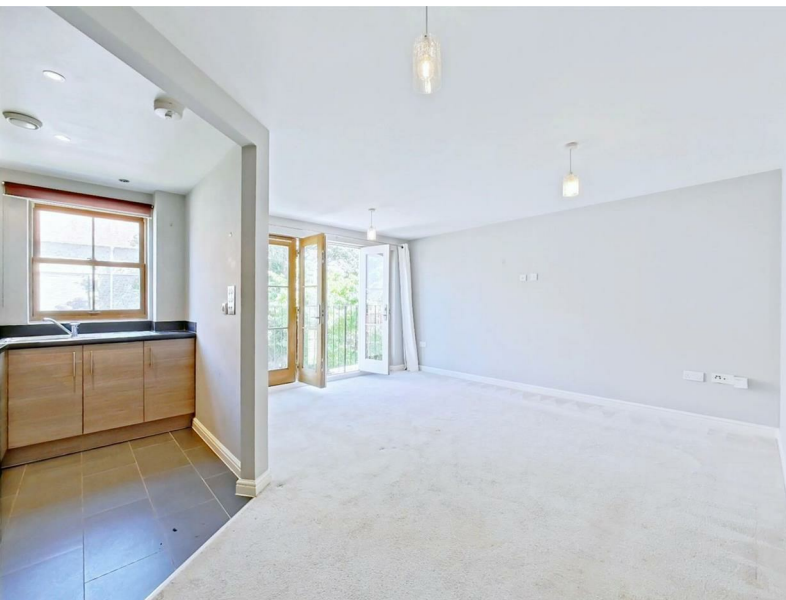
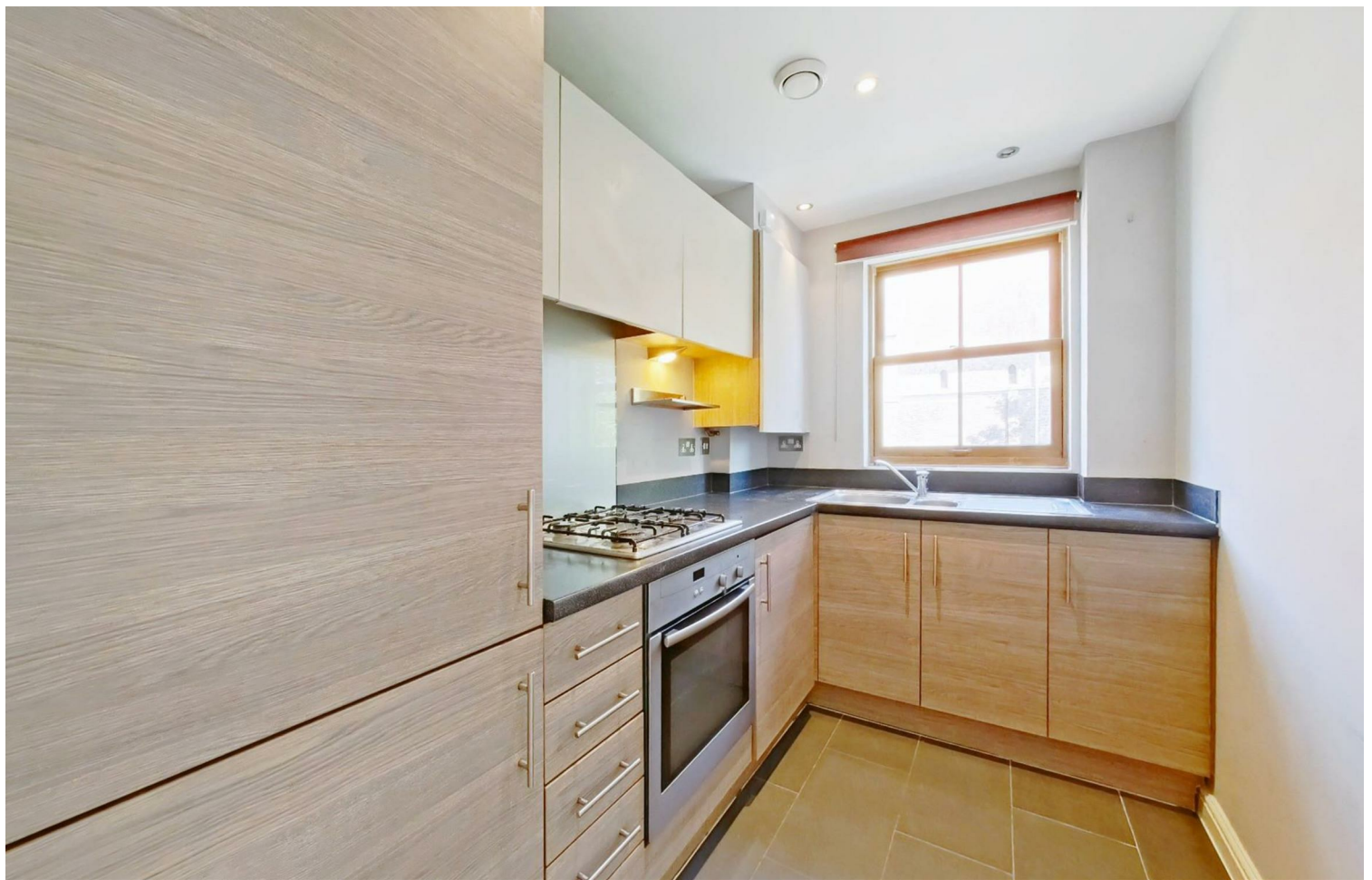




Coopers Court, Coopers Road

2 Bedroom, 2 Bathroom, Flat

£242,000



- TWO DOUBLE BEDROOMS
- ENSUITE TO MAIN BEDROOM
- FITTED WARDROBES IN BOTH BEDROOMS
- MODERN KITCHEN
- LONG LEASE
- LARGE STORAGE CUPBOARD IN HALLWAY
- GAS CENTRAL HEATING
- ONE ALLOCATED PARKING SPACE
- JULIET BALCONY IN LIVING ROOM

For sale: An enticing, well-presented flat in a sought-after location. This property is in good condition and is ideal for first-time buyers or investors looking for a promising opportunity.

The flat boasts two bedrooms, both of which are double rooms with built-in wardrobes. The master bedroom additionally benefits from an en-suite with a shower, providing an added level of privacy and convenience.

The heart of this home is a luminous kitchen, bathed in natural light and equipped with a built-in fridge/freezer, providing all the essentials for modern-day living. The property also comes with a reception room, offering a comfortable space to unwind and entertain guests.

The property is rated C for energy performance, ensuring a comfortable living environment that's also mindful of environmental impact. It falls within council tax band C, which is an added advantage.

One of the unique features of this property is its long lease, providing peace of mind for the new owners. It also includes a Juliet balcony, a charming feature that adds a touch of elegance and allows for plenty of fresh air and natural light.

The property's location adds to its appeal, with excellent public transport links and local amenities nearby, making daily commuting and errands a breeze. Buyers will appreciate the proximity to local schools, while nearby parks offer plenty of outdoor leisure opportunities.

Lease remaining 974

GR: 250pa

Built 2007

SC: £1075.00pa

Broadband: Standard and Superfast available

Mobile Data: EE, O2, Three and Vodafone available









1st Floor
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.