Coe Avenue, London SE25 5HN

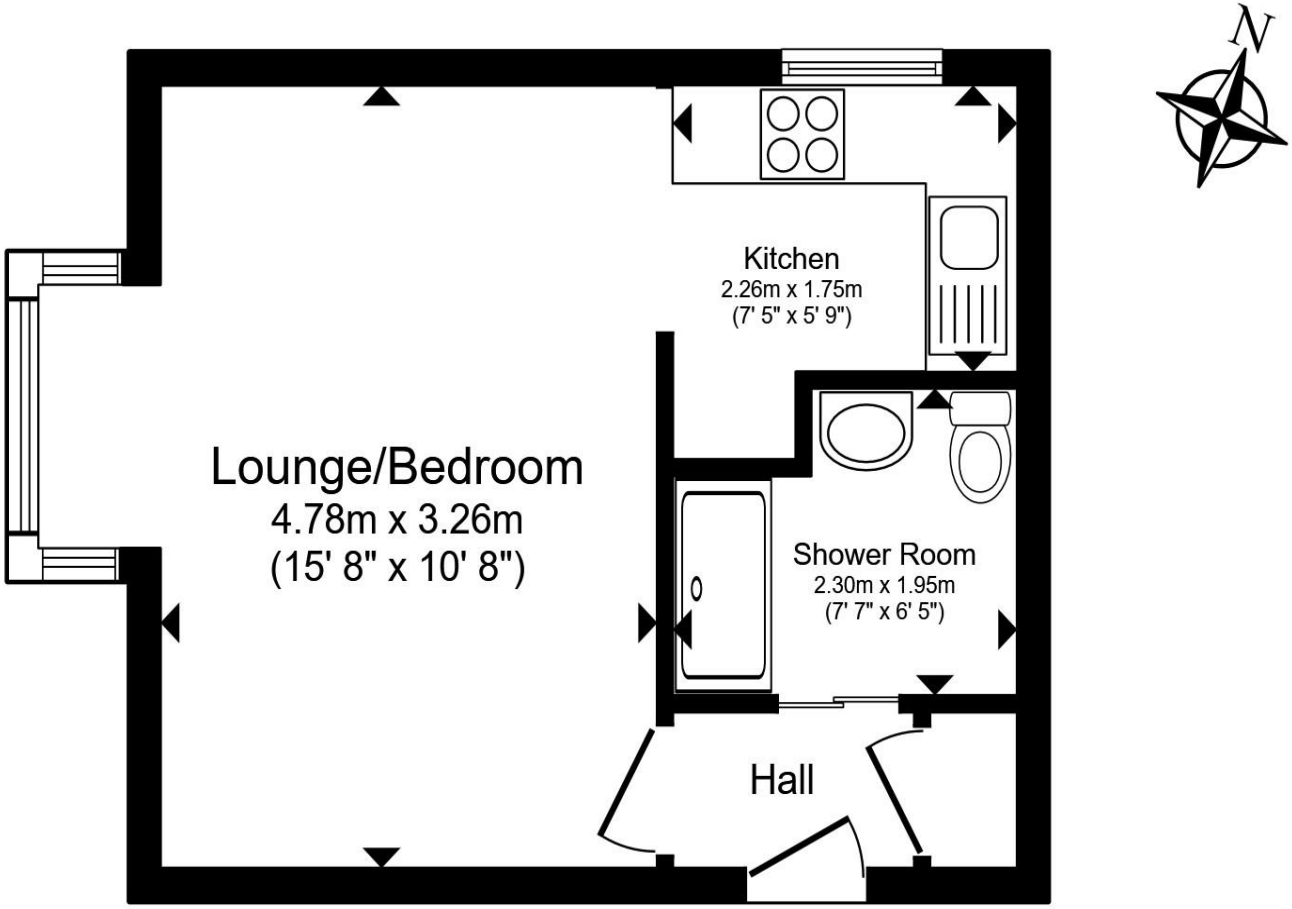
barnard marcus

welcome to

Coe Avenue, London

Located on the second floor of a purpose built development on the popular Coe Avenue, this well proportioned chain free studio apartment offers an excellent opportunity for first time buyers and investors alike. The property features a bright and spacious studio room with clearly defined living and sleeping areas, enhanced by large windows that allow an abundance of natural light. A separate fitted kitchen provides ample storage and worktop space, while the modern shower room is finished in neutral tones. The apartment also benefits from useful hallway storage and allocated parking. Coe Avenue is ideally positioned within easy reach of South Norwood High Street, offering a wide range of shops, cafés, restaurants and everyday amenities. The open green spaces of South Norwood Country Park and Grangewood Park are nearby, providing excellent opportunities for leisure and recreation. Excellent transport links are available from Norwood Junction, Selhurst and Thornton Heath stations, offering direct services into London Bridge, Victoria and Canary Wharf, making this an ideal location for commuters. A fantastic opportunity to acquire a bright and conveniently located home in a well connected South London neighbourhood. Lease extension by 99 years quoted circa £2,000.

Auctioneer's Comments: This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



2nd Floor

Total floor area 28.1 m² (303 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Communal Garden
- Close to Shops & Good Transport Links
- Resident Parking
- Lease extension by 99 years quoted circa £2,000

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 870.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000

Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113736

The Property Ombudsman

Property Ref:
CRY113736 - 0006

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