Monmouth Court Coopers Road, London SE1 5YA

barnard marcus

welcome to

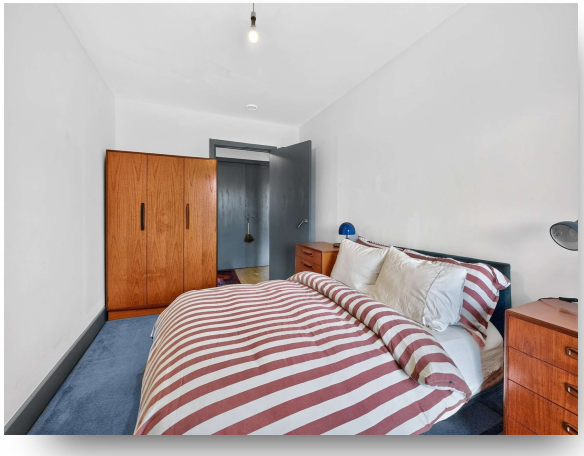
Monmouth Court Coopers Road, London

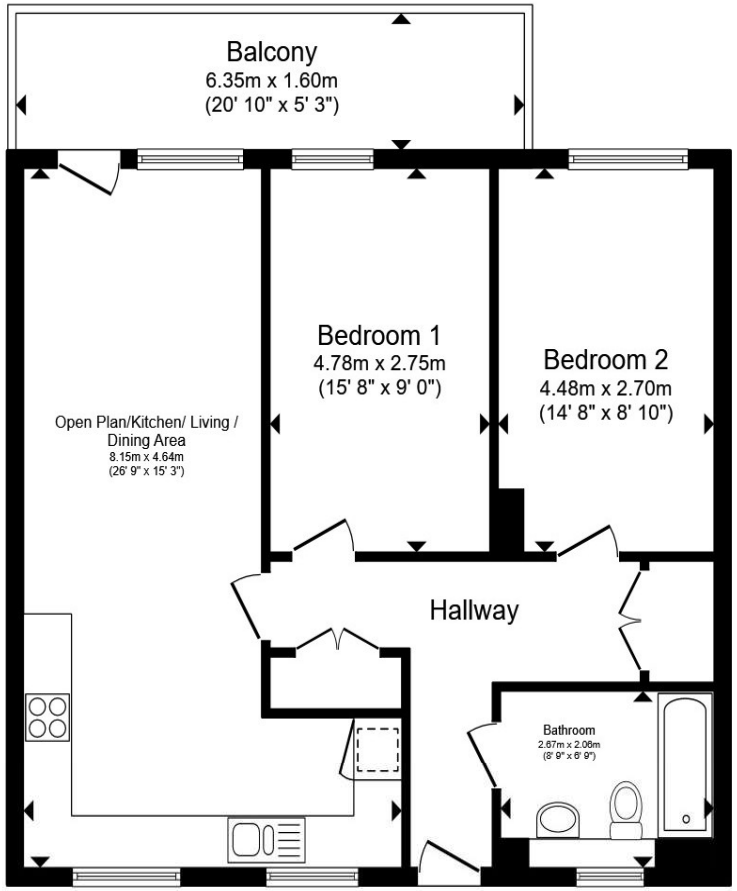
We are proud to present this beautifully appointed two double bedroom second floor purpose built apartment to the market, benefitting from direct access to a good sized private balcony with a pleasing view. Available for sale with no onward chain the property is situated in a popular modern block and has been stylishly renovated throughout, ideal for anyone looking for something to move straight in to. Conveniently situated on the vibrant Old Kent Road there are a plethora of shops, restaurants and major supermarkets. Transport links are provided by a wide selection of nearby bus routes in and out of the city as well as Elephant & Castle Station (Northern, Bakerloo Line and Overground service) which is only 0.9 miles away. The green open spaces of Burgess Park are also close by, ideal for those who enjoy being outdoors.

Accommodation comprises an entrance hall, two genuine double bedrooms of similar proportions, open plan kitchen/reception room with ample space for a dining area, bathroom and balcony. There is also a good amount of storage.

Internal viewings are strongly recommended to fully appreciate.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Second Floor

Total floor area 70.3 m² (757 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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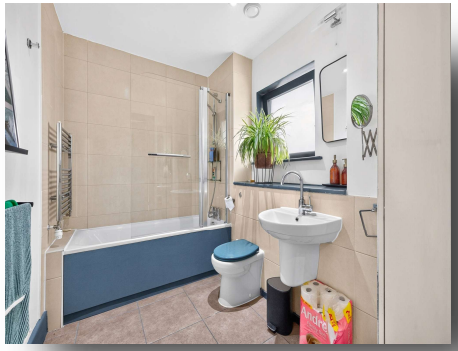
- Two Double Bedrooms
- Second Floor
- No Onward Chain
- Private Balcony
- Superb Condition

Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: 2575.44
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111148

The Property Ombudsman

Property Ref:
KGT111148 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.