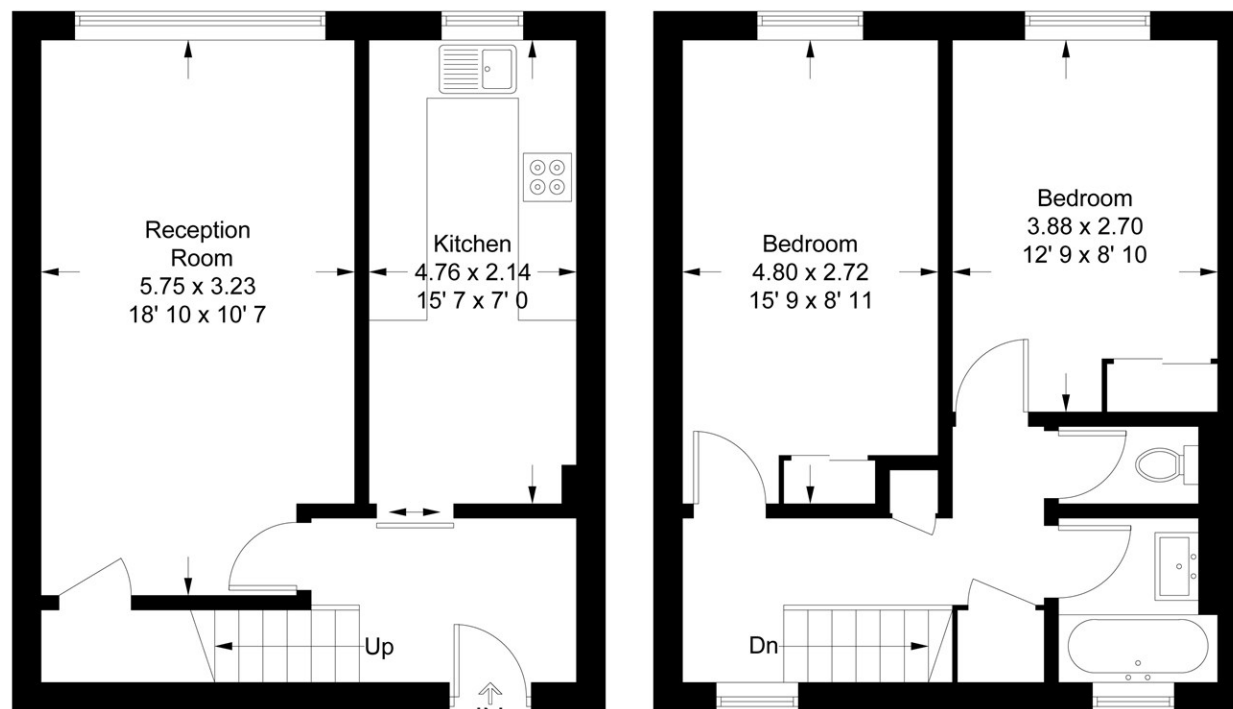


Copsfield Court

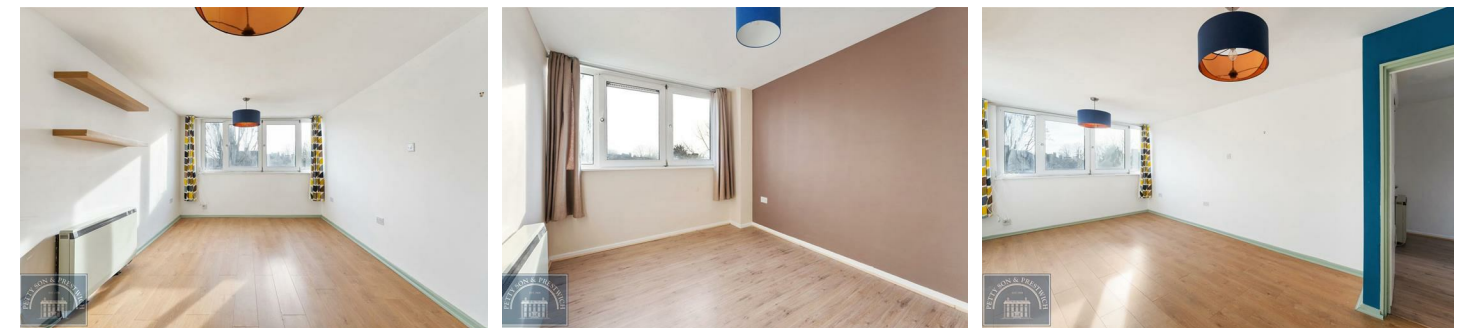
Approximate Gross Internal Area = 795 sq ft / 73.9 sq m



Second Floor
398 sq ft / 37 sq m

Third Floor
397 sq ft / 36.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Copsfield Court, Woodford Road, South Woodford

£385,000 Leasehold

- Split level apartment
- Two double bedrooms
- Communal garden and parking
- Chain free
- Spacious
- Separate family bathroom and WC
- 0.6 miles to South Woodford Station

Copsfield Court, Woodford Road, South Woodford

Petty Son and Prestwich are pleased to offer for sale this well-presented, chain free, split-level apartment that is ideally located just off Woodford Road, offering excellent access for commuting and local amenities.

South Woodford Central Line Station is only 0.6 miles away as well as George Lane, which is known for its popular and exciting mix of shops, bars, and restaurants.

The property features a welcoming entrance hallway leading to a bright and airy reception room, perfect for relaxing or entertaining. The separate fully fitted kitchen is equipped with integrated appliances, stylish green units, and a wooden worktop, providing both functionality and charm.

The first floor comprises two generous double bedrooms and a fully tiled, light grey family bathroom with overhead shower, alongside a separate WC. A window on the landing ensures extra natural light floods the hallway and landing areas.

Additional benefits include access to a communal garden and parking, making this property ideal for those seeking convenience and comfort.

Lease Information: 125 years from 4 June 1990 (89 years currently remain)

Service Charge: £1061 Per Annum

Ground Rent: £10 Per Annum

EPC Rating: D56

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room

18'10" x 10'7"

Kitchen

15'7" x 7'

Bedroom

15'9" x 8'11"

Bedroom

12'9" x 8'10"



Council Tax Band: C

