

£570,000 Leasehold

Montreal House, Surrey Quays Road, London SE16 7AP



- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony Overlooking Communal Garden
- Secure Underground Parking Space
- Approx. 723 Sqft Gross Internal Area
- Spacious Bathroom with Separate Shower
- Concierge and On Site Gym
- Minutes from Canada Water Station

GENERAL DESCRIPTION

A spacious apartment within the Maple Quays development. This third-floor property features a twenty-one-foot reception room with open-plan kitchen area and a balcony overlooking the communal garden. There is a generously-sized main bedroom, a second double bedroom and a bathroom large enough to include a separate shower cubicle. Modern insulation standards and a communal heating and hot water system make for a very good energy-efficiency rating. The development has a concierge and residents' gym and is just minutes from Canada Water Station for the Jubilee Line and London Overground. This apartment also benefits from a space in the underground car park.

Tenure: Leasehold (125 years less 5 days from 25/03/2009).

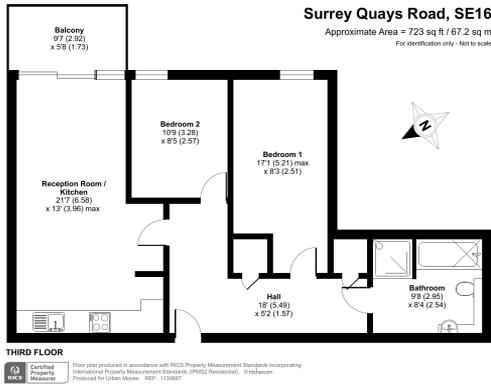
Service Charge: £294.72 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Council Tax: Band E, London Borough of Southwark.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



DIMENSIONS

THIRD FLOOR

Entrance Hall
18' 0" x 5' 2" (5.49m x 1.57m)

Reception
21' 7" x 13' 0" max. (6.58m x 3.96m)

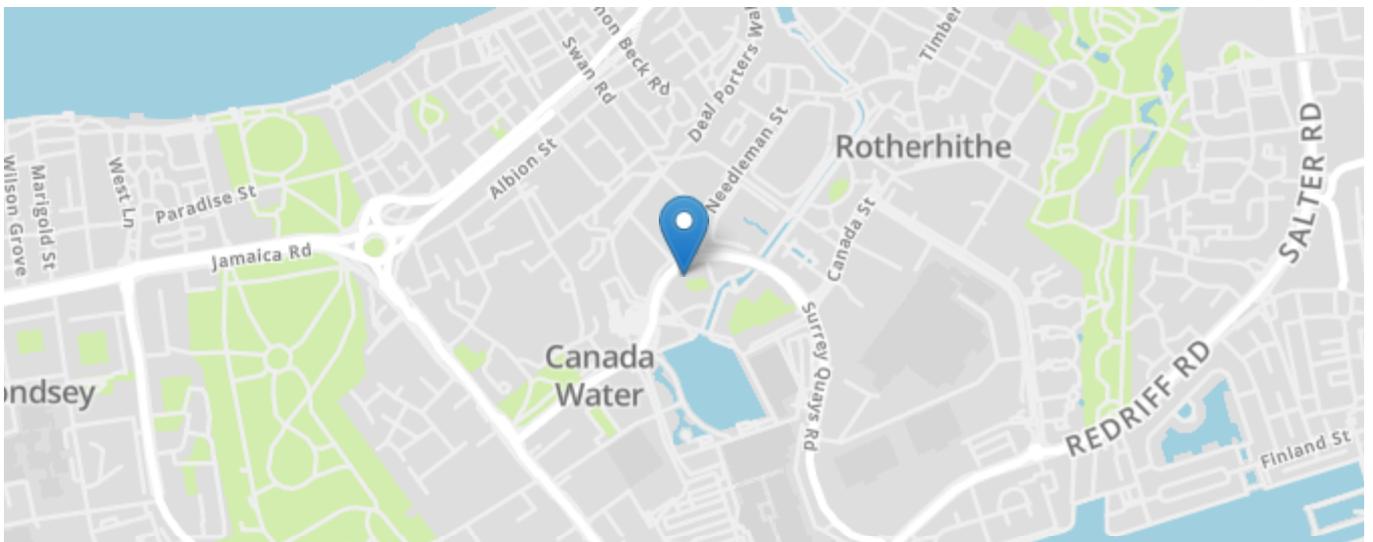
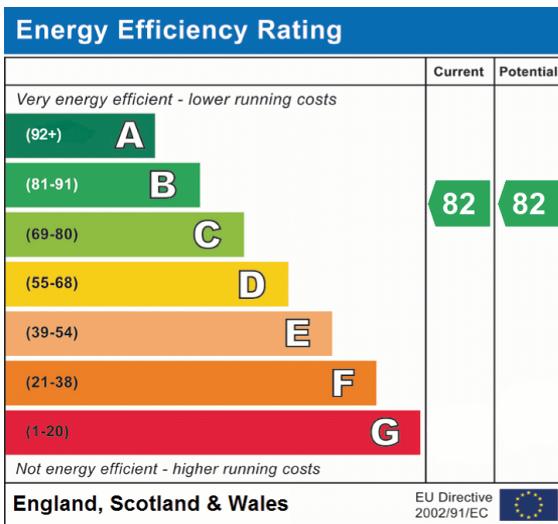
Kitchen
included in reception measurement

Balcony
9' 7" x 5' 8" (2.92m x 1.73m)

Bedroom 1
17' 1" max. x 8' 3" (5.21m x 2.51m)

Bedroom 2
10' 9" x 8' 5" (3.28m x 2.57m)

Bathroom
9' 8" x 8' 4" (2.95m x 2.54m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.