ALTER & COPE
ESTATE AGENTS

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# VENICE CORTE, LEWISHAM, SE13

**SSTC**

## £275,000 Leasehold

One Bedroom Apartment | Second Floor | No Onward Chain | Open Plan Reception Room | Private Balcony | 500 Sq Ft (approx) | Modern Bathroom | Close To Lewisham DLR And Railway Station

- Modern development
- No Onward Chain
- One Bedroom Apartment
- Private Balcony
- Second Floor

This modern second floor apartment is located within one of Lewisham's most popular developments and it is offered wit no onward chain.

The apartment boasts approximately 500 sq. ft of internal living space and features an open plan reception room with floor to ceiling windows and access to a private balcony, fitted kitchen with ample storage, a good size double bedroom and a modern family bathroom.

Venice Corte is ideally located for the convenience of Lewisham Railway & DLR stations as well as local amenities and shops.

Council Tax Band: B
Tenure: Leasehold (112 years)
Ground Rent: £400 per year
Service Charge: £2,250 per year

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.
Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.
The tenure/lease, service change and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.
Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.

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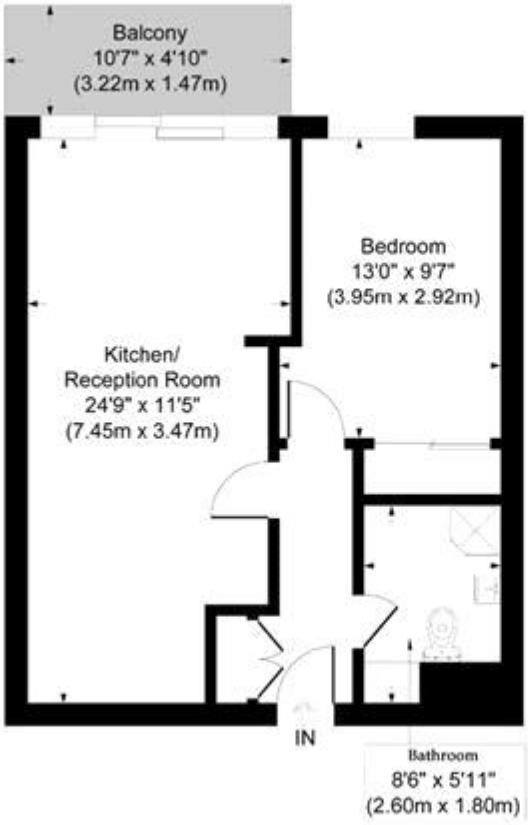


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# Venice Corte Elmira Street

Approximate Gross Internal Area
Total = 46.4 sq m / 500 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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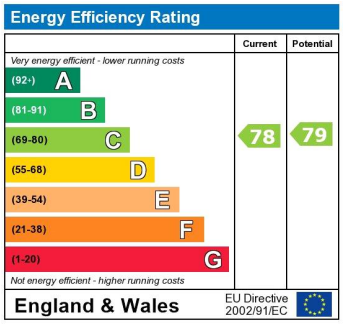


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.