



## Corbidge Court, London, SE8

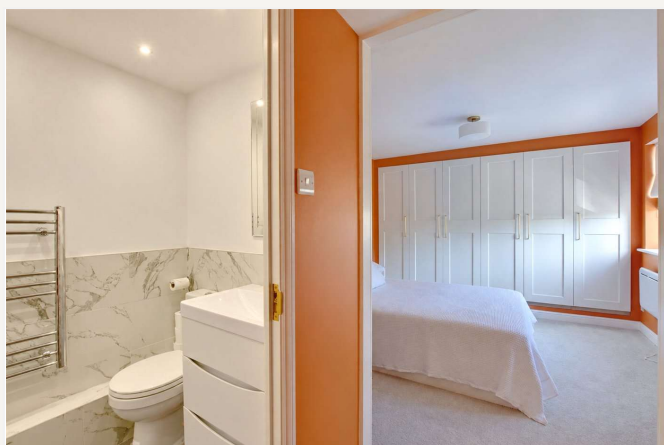
£460,000 *Leasehold*

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A beautifully presented and fully refurbished two-bedroom first-floor apartment, ideally positioned within the popular Millennium Quay riverside development, immediately adjacent to the creek and river walk and just to the west of the historic UNESCO World Heritage Site of Greenwich.

### KEY FEATURES

- Fully refurbished throughout
- Spacious two-bedroom apartment
- First-floor position
- Approximately 675 sq ft
- 17ft double-aspect reception room
- Lovely creek views
- Off street parking



**Greenwich**

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Measuring approximately 675 sq ft, this excellent apartment is presented in superb order throughout and benefits from residents' off-street parking, attractive communal grounds and the added convenience of an on-site porter's lodge.

The property is centred around a particularly impressive 17ft double-aspect reception room, which enjoys lovely views towards the creek and provides an excellent space for both relaxing and entertaining. The room has plenty of natural light and a pleasant outlook, while the adjoining newly fitted modern kitchen offers a comprehensive range of storage units and work surfaces.

The principal bedroom is a generous double and benefits from fitted wardrobes and a smart en-suite shower room. The second bedroom is also a good-sized double, with the accommodation completed by a well-appointed family bathroom accessed from the reception hall.

Further benefits include excellent storage, electric heating and residents' parking, with additional visitor parking available and arranged through the on-site porter.

Millennium Quay is a highly regarded riverside development, perfectly placed for enjoying the River Thames and the surrounding waterways. The development sits moments from the riverside walkway, with a large Waitrose supermarket conveniently located just across the footbridge. Greenwich town centre, with its historic buildings, independent shops, restaurants, Greenwich Market and extensive leisure facilities, is also within easy reach.



MATERIAL INFORMATION

Tenure: Leasehold  
Term: 161 years  
Service Charge: £1932 per annum  
Ground Rent: £ 0 Annually (subject to increase)  
Council Tax Band: D  
EPC rating: D  
Is the property listed: Property is not listed

Utilities:  
Electricity supply: MAINS  
Sewerage supply: MAINS  
Water supply: MAINS  
Mobile signal: GOOD

Rights & Easements:  
Does the property have any easements: Property does not have easements  
Does the property have public rights of way: Property does not have public rights of way across the property  
Does the property have restrictions: Property does not have restrictions

Flooding:  
Has the property flooded in the last 5 years: Property has not flooded in the last five years  
Last flood date:  
Does the property have flood defences: Property does not have flood defences  
Is object modified: False



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 65 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



For more information, scan the QR code or visit the link below



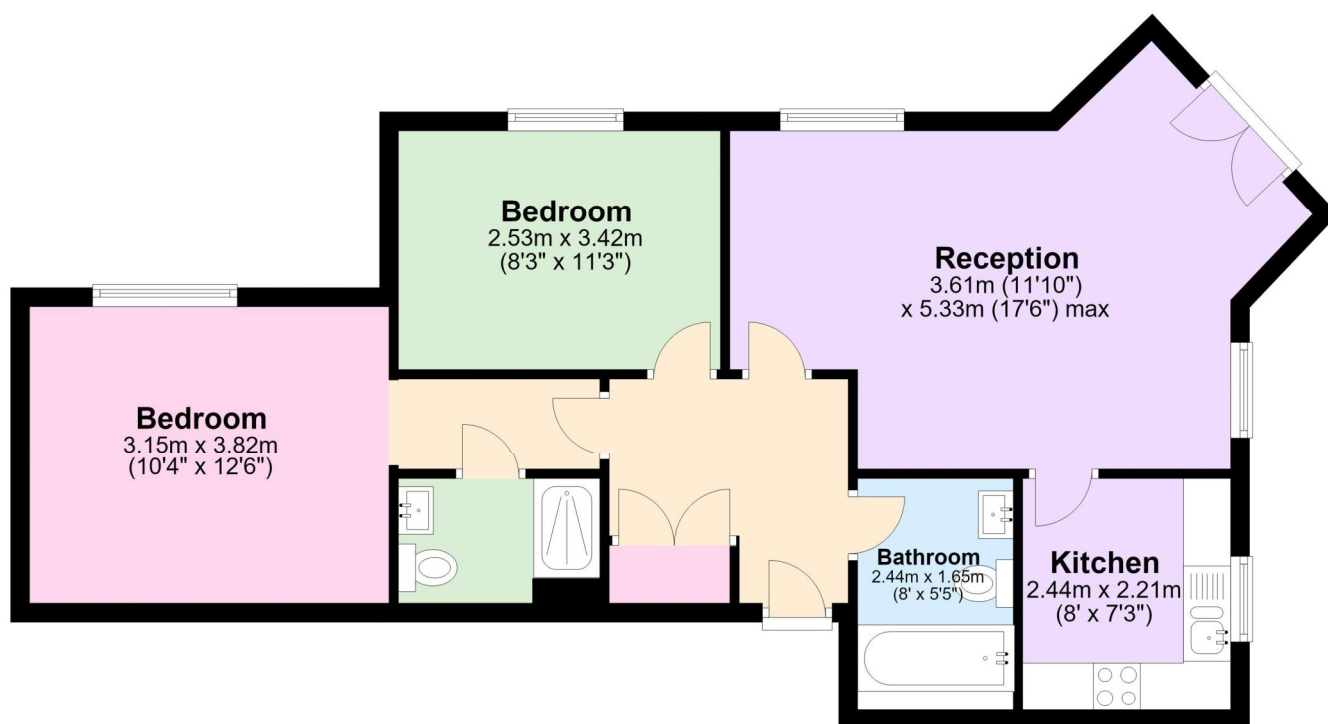
<https://www.winkworth.co.uk/sale/property/GRE260176>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



## First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 62.8 sq. metres (675.9 sq. feet)

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