



# Hatherley Road

Sidcup, DA14 4AX

A stunning one bedroom first floor apartment just a short walk from Sidcup train station and the local high street. Would make a great first time buy as it features a stylish open plan kitchen/living area, modern shower room, a share of freehold and parking. \*Recently Refurbished Throughout\* \*Chain Free\* \*Share of Freehold\*

## Main Features

- Stunning one bedroom first floor apartment
- Recently refurbished throughout
- Share of Freehold
- Chain free
- Short walk to Sidcup station
- Open plan kitchen/living area

## FULL DESCRIPTION

Offered for sale is this recently refurbished one bedroom first floor apartment that sits just a short walk from Sidcup train station and Sidcup High Street. The property is beautifully presented and would make a great first time buy, it is in excellent condition, great location, comes with a share of freehold and is chain free.

It briefly comprises of: a secure communal entrance, front door, entrance hall and a great open plan kitchen/living room perfect for having friends and family over. There is a stylish shower room and master bedroom and then externally there are well maintained communal gardens and parking/garage.

Internal viewing comes highly recommended on this great one bedroom apartment.

## Entrance hall

## Living room/kitchen

16' 2" x 14' 9" (4.93m x 4.5m)

## Bedroom

16' 3" x 9' 11" (4.95m x 3.02m)

## Shower room

## Outside

Well maintained communal gardens and garage en bloc/parking.

## ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

The property is being sold with a Share of Freehold Lease: 999 years from 2006 (so 982 years remaining).

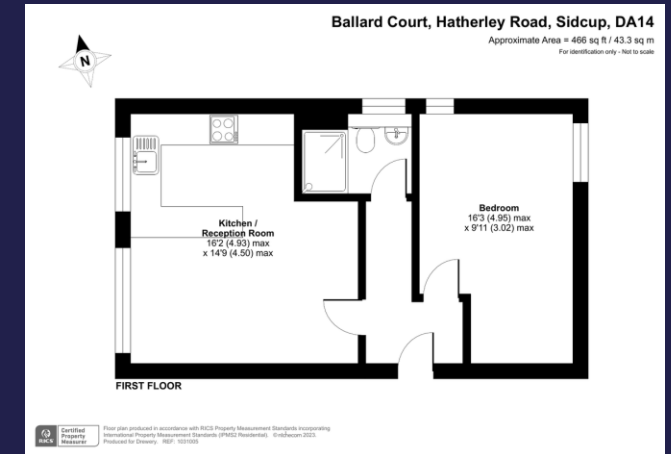
Service charge: £1200 per annum.

Council Tax: Band C £1811.34 per annum

EER Rating: 61

## Directions

From our Sidcup office turn left and under the bridge. At the traffic lights turn left into Hatherley Crescent and first right into Hatherley Road. Ballard Court can be found on the left hand side. Closest Stations: Sidcup (0.30 mi) Albany Park (1.02 mi) New Eltham (1.51 mi) Closest Schools: Birkbeck Primary School (0.18 mi) Benedict House Preparatory School (0.21 mi) Chislehurst and Sidcup Grammar School (0.46 mi)



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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612