



**Drewery**  
a name to trust



# Longlands Road

Sidcup, DA15 7NA

A well presented one bedroom apartment that is located just a short walk from Sidcup train station, local shops and coffee bars. The property has a lease over 900 years, allocated parking and would make a great first time buy.

## Main Features

- One bedroom apartment
- Long lease over 900 years
- Open plan feel between lounge and kitchen
- Ideal first purchase
- Allocated parking
- Short walk to Sidcup station

## FULL DESCRIPTION

Offered for sale is this one bedroom apartment that is well presented throughout and in a location that offers a short walk to Sidcup station, shops and restaurants/bars. The property benefits from a lease over 900 years and allocated parking.

The apartment would make a great first time buy and briefly comprises of: entrance hall, lounge that offers an open plan feel to the kitchen, master bedroom and bathroom. Externally there is allocated parking, a storage lockup and communal grounds.

This is a great chance to get a step onto the property ladder in a central location or a purchase for anyone looking to downsize.

## External Stairs

Stairs to second floor. Private front door to:-

### Private entrance hall

### Lounge

13' 2" x 12' 9" (4.01m x 3.89m)

### Kitchen

11' 0" x 5' 2" (3.35m x 1.57m)

### Bedroom

10' 11" x 10' 1" (3.33m x 3.07m)

### Bathroom

## 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.

Lease Duration: 958 years remaining

Service/Maintenance Charge: £2196.72 per annum including buildings insurance

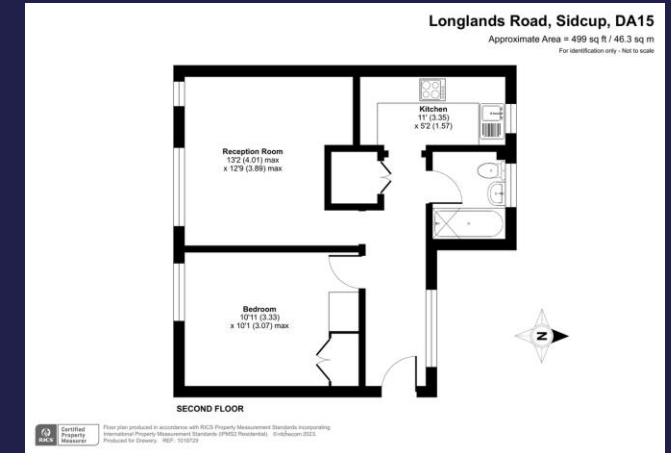
Ground Rent: Peppercorn

Council Tax: Band B £1584.92 per annum

EER Rating: 28

## Directions

From our Sidcup office, turn left into Station Road. Proceed under the bridge and turn right at the traffic lights into Longlands Road. Closest Stations: Sidcup (0.22 mi) Albany Park (1.17 mi) New Eltham (1.23 mi) Closest Schools: Birkbeck Primary School (0.3mi) Burnt Oak Junior School (0.35 mi) Chislehurst and Sidcup Grammar School (0.44 mi)



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)

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