



Carlton Road

Sidcup, DA14 6DG

A Larger than average 2 bedroom top floor apartment that sits in this popular block that is located just a short walk from Sidcup High Street, parks, schools and transport links. The property benefits from being offered to the market chain free and also has a long lease. Internal viewing is highly recommended to appreciate the space on offer.

Chain free

Main Features

- Larger than average 2 bedroom top floor apartment
- Short walk from Sidcup High Street
- Chain Free
- Long Lease
- Garage en bloc & parking to the rear
- Communal grounds

FULL DESCRIPTION

Offered for sale is this larger than average 2 bedroom top floor apartment that sits just a short walk from Sidcup High Street, local shops, parks, schools and transport links.

The property benefits from being offered to the market chain free and with a long lease and briefly comprises of: a secure communal entrance with storage, a spacious lounge that flows nicely into the kitchen. There are 2 good sized bedrooms and a family bathroom and then externally there is a garage en bloc and parking to the rear and communal grounds.

Chain free *long lease*

Entrance hall

Lounge

15' 4" x 14' 7" (4.67m x 4.44m)

Kitchen

10' 10" x 8' 5" (3.3m x 2.57m)

Bedroom one

13' 0" x 7' 2" (3.96m x 2.18m)

Bedroom two

13' 0" x 10' 3" (3.96m x 3.12m)

Bathroom

Outside

Communal grounds.

Garage en bloc & parking to the rear.

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: 115 years remaining

Service/Maintenance Charge: £1648.50 per annum including buildings insurance, cleaning, gardening

Ground Rent: £300 per annum

Council Tax: Band C - £1,811 per annum.

Local authority: Bexley London Borough Council

EER Rating: 71

Directions

From our Sidcup office turn left and proceed along Station Road, at the second set of traffic lights (at the High Street) proceed straight over into Elm Road and Carlton Road is the first turning on the right hand side. Closest Stations: Sidcup (0.79 mi)

Albany Park (1.47 mi) New Eltham (1.53 mi) Closest

Schools: Longlands Primary School (0.65 mi)

Birkbeck Primary School (0.70 mi) Chislehurst and

Sidcup Grammar School (0.49 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