



Sidcup Hill

Sidcup, DA14 6JU

A spacious and well-presented top-floor two-bedroom apartment, with a modern kitchen and bathroom both recently refurbished. The property further boasts a large private garden with a spacious summerhouse / bar and a garage en bloc, your internal viewing is highly recommended.

Main Features

- Spacious top floor two bedroom apartment
- Modern kitchen & bathroom
- Large private garden
- Spacious summerhouse and bar
- Garage en bloc
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FULL DESCRIPTION

A spacious and well-presented top-floor two-bedroom apartment, with a modern kitchen and bathroom both recently refurbished. The property further boasts a large private garden with a spacious summerhouse / bar and a garage en bloc, your internal viewing is highly recommended.

Entrance hall

Lounge

15' 10" x 10' 11" (4.83m x 3.33m)

Kitchen

7' 7" x 7' 7" (2.31m x 2.31m)

Bedroom one

11' 10" x 11' 0" (3.61m x 3.35m)

Bedroom two

11' 4" x 7' 11" (3.45m x 2.41m)

Bathroom

Outside

Garden approximately 35'2 x 27' (10.72m x 8.23m)

Bar 12'6 x 9'2 (3.81m x 2.79m)

Garage

16' 0" x 8' 0" (4.88m x 2.44m)

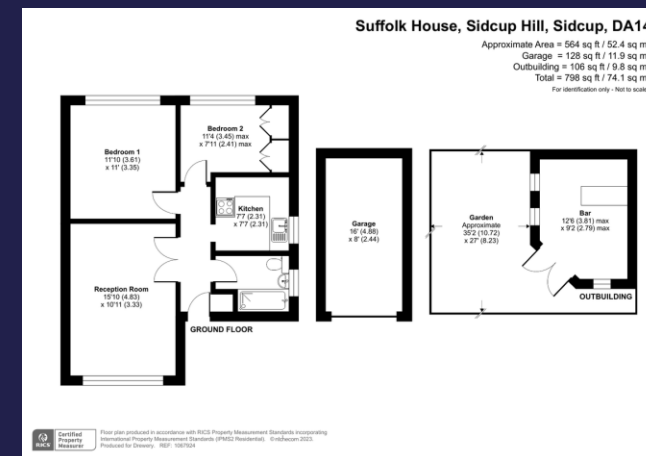
ADDITIONAL INFORMATION

Unexpired term of lease: Approximately 94 years
Original start and lease term: August 1963 extended in March 1992 for 125 years
Current ground rent: Approximately £175 per annum
Current service charge: N/A
Next ground rent review: 24/06/2030 £200 per year
Council Tax: Band C £1811.34 per annum
EER Rating: 59

Directions

From our Sidcup office turn left and under the railway bridge. Proceed straight across at the traffic lights and all the way to the end of Station Road. At the crossroads turn left into Sidcup High Street and continue through the shops and over two mini roundabouts and down Sidcup Hill. Closest Stations: Sidcup (1.14 mi) Albany Park (1.15 mi) St Mary Cray (1.78 mi) Closest Schools: Merton Court (0.18 mi) St Peter Chanel Catholic Primary School (0.22 mi) Cleeve Park School (0.62 mi)

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



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