



# Carlton Road

Sidcup, DA14 6TU

Spacious and recently refurbished one bedroom ground floor flat. The property benefits from an extended lease and would make an ideal first purchase. CHAIN FREE.

## Main Features

- Recently refurbished one bedroom ground floor apartment
- Sought after development
- Chain Free
- Extended lease
- Ideal first purchase
- Close to Sidcup High Street

## FULL DESCRIPTION

A spacious and recently refurbished one bedroom ground floor apartment located in a sought after development and benefitting from an extended lease, making it an ideal first time buy.

The property is located close to Sidcup High Street and within easy access to Sidcup train station. The property benefits from double glazed windows, gas central heating and an entry phone system. The accommodation comprises: Entrance hallway with 2 x large storage cupboards, good size living room with double glazed window to front, modern kitchen, double bedroom and a modern bathroom with heated towel rail.

The property further benefits from a garage en-bloc, communal gardens and is offered CHAIN FREE\*\*

## Entrance hall

### Lounge

19' 8" x 10' 10" (5.99m x 3.3m)

### Kitchen

9' 4" x 7' 0" (2.84m x 2.13m)

### Bedroom

12' 2" x 10' 9" (3.71m x 3.28m)

### Bathroom

### Outside

Communal grounds

Garage en bloc

## 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: 155 years from 2016 (so 148 years remaining)

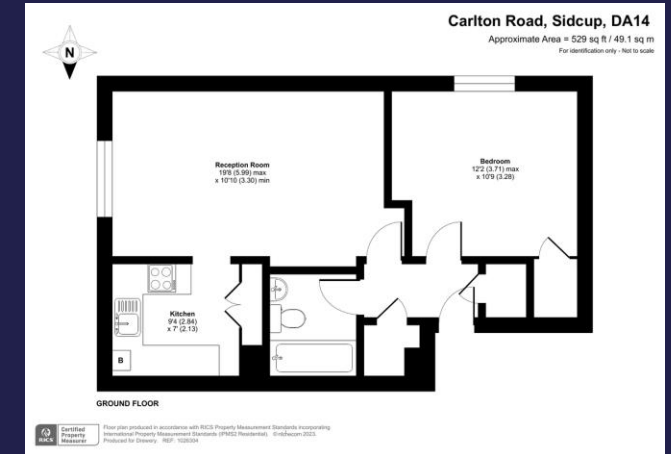
Service charge: £1080 per annum

Council Tax: Band C £1811.34 per annum

EER Rating: 70

## 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 (0.77 mi) Albany Park (1.48 mi) New Eltham (1.48 mi) Closest Schools: Longlands Primary School (0.57 mi) Birkbeck Primary School (0.69 mi) Chislehurst and Sidcup Grammar School (0.96 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