



Longlands Road

Sidcup, DA15 7NB

Large one double bedroom top floor apartment convenient for Sidcup station. Offered CHAIN FREE.

Main Features

- Large one double bedroom top floor apartment
- Chain Free
- Convenient for Sidcup station and local shops
- Allocated parking space
- Communal gardens
- Living/dining room

FULL DESCRIPTION

This large one double bedroom top floor apartment has been well presented by the current owners and is offered chain free and with long lease. The property benefits from a large hallway with plenty of storage, living/dining room with three double glazed windows, modern kitchen, large bedroom and modern shower room. The property benefits from an allocated parking space and communal grounds.

Conveniently situated for Sidcup station and all the local coffee bars, restaurants and local shops. Your earliest internal viewing is highly recommended.

Entrance hall

Lounge/diner

13' 11" x 10' 10" (4.24m x 3.3m)

Kitchen

14' 7" x 5' 2" (4.44m x 1.57m)

Bedroom

14' 7" x 8' 5" (4.44m x 2.57m)

Shower room

Outside

Communal grounds

Allocated parking space.

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: 950 years remaining

Service/Maintenance Charge: £2196 per annum including buildings insurance, cleaning, gardening, maintenance, communal repairs

Ground Rent: included in service charge

Council Tax: Band B £1584.92 per annum

Local authority: Bexley London Borough Council

EER Rating: 46

Directions

From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn right into Longlands Road and Sandalwood House can be found on the left hand side.

Closest Stations: Sidcup (0.24 mi) Albany Park (1.19 mi) New Eltham (1.22 mi)

Closest Schools: Birkbeck Primary School (0.31 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