



Drewery
a name to trust



Sidcup Hill Gardens

Sidcup, DA14 6JP

A truly stunning 2 bedroom ground floor maisonette that sits in this popular close. Larger than average maisonette offering plenty of space and a long lease, making it an ideal first time buy or purchase for anyone downsizing.

Main Features

- 2 bedroom ground floor maisonette
- Long lease over 900 years
- Popular location
- Garage en bloc
- Shared rear garden
- Communal green to the front

FULL DESCRIPTION

A truly stunning 2 bedroom ground floor maisonette that sits in this popular close. This is a larger than average maisonette offering plenty of space with 2 double bedrooms making it what we feel to be a perfect first time buy or purchase for anyone downsizing.

The maisonette is in fantastic condition with no redecorating needed and comes with a lease over 900 years.

The property briefly comprises of: Private entrance, entrance hall, a larger than average lounge which consists of a lounge/dining area, beautifully presented kitchen and shower room along with a utility room and 2 double bedrooms. Externally there is a shared rear garden, front garden, garage en bloc and a large communal green to the front plus residents parking on street.

Sidcup Hill Gardens is a popular location that consists of large maisonettes all overlooking the communal green and they also offer easy access to local shops, parks, schools and transport links.

Entrance hall

Lounge

16' 10" x 15' 6" (5.13m x 4.72m)

Kitchen

11' 0" x 8' 3" (3.35m x 2.51 m)

Bedroom one

11' 2" x 8' 9" (3.4m x 2.67m)

Bedroom two

13' 7" x 11' 0" (4.14m x 3.35m)

Bathroom

Outside

Shared rear garden and front garden.

Garage en bloc.

Large communal green to the front plus residents parking on street.

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: 999 years remaining.

Service/Maintenance Charge: £883.00 per annum including buildings insurance, communal lighting and gardening.

Ground Rent: £6 per annum

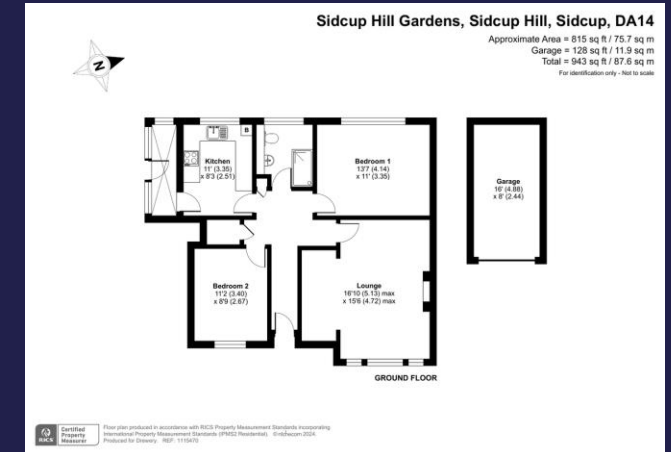
Council Tax: Band C - £1915.59 per annum

EER Rating: 72

Directions

From our office turn left and continue along Station Road. Straight across the first set of traffic lights. At the second set of traffic lights turn left into Sidcup High Street, which in turn becomes Sidcup Hill. Sidcup Hill Gardens can be found some way down on the right hand side. Closest stations: Sidcup (1.11 mi) Albany Park (1.19 mi) St Mary Cray (1.76 mi) Closest schools: St Peter Chanel Catholic Primary School (0.15 mi) Hope Community School (0.19 mi) Cleeve Park School (0.67 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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