



The Park

Sidcup, DA14 6AS

A large two bedroom, raised ground floor apartment located in a popular block and one which we feel would make a great first time buy or buy to let investment ** CHAIN FREE **

Main Features

- Two bedroom raised ground floor apartment
- 17'0 x 11'4 lounge overlooking communal garden
- Well presented kitchen
- Two bedrooms with fitted wardrobes
- Spacious bathroom
- Garage en bloc & communal gardens

FULL DESCRIPTION

We are pleased to offer to the market this large two bedroom, raised ground floor apartment which we feel would make a great first time buy or "buy to let" investment. The property is located in a popular block that offers access to the Sidcup High Street with its variety of shops and restaurants as well as Sidcup station and bus routes.

The apartment briefly comprises: Secure communal entrance, private entrance door, private entrance hall with storage, large 17'0 x 11'4 lounge which overlooks the rear communal gardens and also flows nicely into a well presented kitchen. The property also offers two bedrooms both with fitted wardrobes as well as a spacious bathroom. Externally there is a garage en bloc and communal gardens.

The apartment is double glazed and gas centrally heated. Offered to the market "chain free" and with a "share of freehold" your earliest appointment comes highly recommended.

Communal entrance

Private entrance hall

Lounge

17' 0" x 11' 4" (5.18m x 3.45m)

Kitchen

11' 4" x 6' 10" (3.45m x 2.08m)

Bedroom one

13' 1" x 9' 4" (3.99m x 2.84m)

Bedroom two

10' 10" x 8' 1" (3.3m x 2.46m)

Bathroom

7' 0" x 6' 2" (2.13m x 1.88m)

Outside

Communal gardens.

Garage en bloc 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.

Council Tax: Band C £1,355 per annum.

Service Charge: £819.96 per annum

Share of Freehold

EER Rating: 77 EIR Rating: 74

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left and under the railway bridge. Proceed straight across the traffic lights into Station Road. At the crossroads proceed straight across into Elm Road (A222) and over the mini roundabout. Take the first turning on the right into The Park and the block can be found on the right hand side. Closest Stations: Sidcup (0.72 mi) Albany Park (1.40 mi) New Eltham (1.52 mi) Closest Schools: Longlands Primary School (0.58 mi) Birkbeck Primary School (0.62 mi) Chislehurst and Sidcup Grammar School (0.90 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