

**£950 pcm**

**Ballard Court, Sidcup, Kent, DA14 4AX**



- SPACIOUS & WELL PRESENTED 1 BEDROOM 2ND FLOOR FLAT
- ENTRYPHONE SYSTEM, DOUBLE GLAZING, ELECTRIC HEATERS
- LIVING ROOM WITH DOUBLE GLAZED WINDOW TO FRONT
- KITCHEN FITTED WITH A RANGE OF MODERN WALL & BASE UNITS
- DOUBLE SIZE BEDROOM WITH LARGE BUILT IN WARDROBE
- TILED BATHROOM WITH OVERBATH SHOWER
- COMMUNAL GARDENS TO REAR
- OFF STREET PARKING (NOT ALLOCATED)

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## SPACIOUS & WELL PRESENTED 1 BEDROOM 2ND FLOOR FLAT: UNFURNISHED

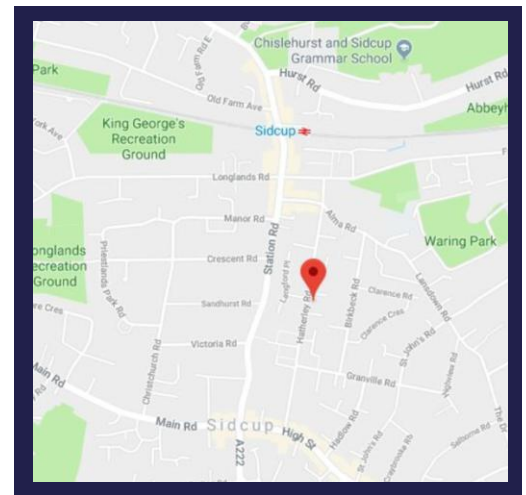
A spacious and well presented 1 bedroom top (2nd) floor purpose built flat. Situated in a popular residential road and close to all local amenities including: shops, high street, bus routes and within a short walk of Sidcup mainline railway station.

The property benefits from entry phone system, double glazing, electric heating and a neutral décor.

The accommodation comprises: Entrance hall with storage cupboard. Living room with large double glazed window to the front and laminate flooring. Recently installed kitchen fitted with a range of modern wall and base units, work surfaces, stainless steel sink with drainer, freestanding cooker, fridge / freezer and plumbing space for a washing machine. Double size bedroom with a large built in wardrobe, carpet and window to the rear. Tiled bathroom with hand basin, bath with over bath shower, heated towel rail and W.C. Externally there are communal gardens and off street parking to the rear (not allocated).

The property is available immediately.

Restrictions: no pets, smokers, children, students or sharers.



Energy Efficiency Rating E.  
(42/76) EIR 24/61

# If you would like to view please contact Drewery Property Consultants on 020 8269 6600

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. None of the appliances/services have been tested by ourselves.

\*Important - Admin fees apply per applicant. Please visit our website [www.drewery.co.uk](http://www.drewery.co.uk) (information for tenants - Fees & other costs) or contact our staff.