

**£1,025 pcm**

**St Nicola Court, Station Road, Sidcup, DA15 7DY**



- **WELL MAINTAINED & SPACIOUS 2 BEDROOM 1ST FLOOR FLAT**
- **GAS CENTRAL HEATING, DOUBLE GLAZING, NEUTRAL DECOR, BALCONY & GARAGE**
- **SPACIOUS LIVING ROOM WITH DOOR TO BALCONY**
- **KITCHEN WITH A RANGE OF WALL & BASE UNITS**
- **2 X GOOD SIZE BEDROOMS**
- **MODERN BATHROOM WITH OVERBATH SHOWER**
- **COMMUNAL GARDENS & GARAGE TO REAR**

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## WELL MAINTAINED & SPACIOUS 2 BEDROOM 1ST FLOOR FLAT: UNFURNISHED

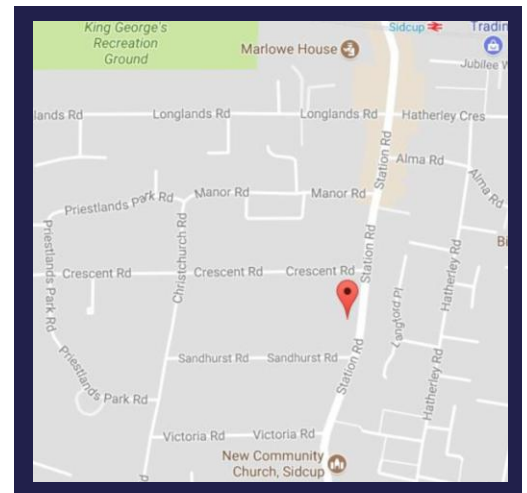
A well maintained and spacious 2 bedroom first floor flat. Situated in a popular residential location and close to all local amenities including: shops, high street, schools, bus routes and within walking distance of Sidcup mainline railway station.

The property benefits from entry phone system, gas central heating, double glazing, neutral décor, balcony and garage.

The accommodation comprises: Entrance hall with storage cupboard. Spacious living room with double glazed patio doors to a balcony overlooking the communal gardens. Kitchen fitted with wall and base units, stainless steel sink with drainer, fridge, oven, gas hob, space for freezer and plumbing space for washing machine. There are 2 x good size bedrooms both with fitted wardrobes. Modern bathroom with hand basin, bath with overbath shower and W.C. Externally there is garage en bloc and communal gardens to the rear.

The property is available end April.

Restrictions: no pets, smokers, students or sharers.



Energy Efficiency Rating C.  
(76/77) EIR 78/79

# 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.