

# Station Road

Sidcup, DA15 7AP

Two bedroom, fourth floor apartment in the popular "Fold" development with communal roof terrace. Positioned just a short stroll from Sidcup station with direct trains into London Bridge in as little as 20 minutes. Built in 2012 and an ideal first time buyer or "Buy to Let" investment opportunity.

## Main Features

- Spacious two bedroom, fourth floor apartment
- Short stroll to Sidcup station
- Close to local shops, restaurants and cafes
- Open plan lounge/kitchen area
- Communal roof top terrace with views over London & Kent
- Master bedroom with ensuite

## FULL DESCRIPTION

We are pleased to have been instructed as sole agents to market a 2 bedroom, fourth floor apartment in the "Fold" development. This modern apartment would make an ideal first time buy or "buy to let" investment. The development itself is located just a short stroll from Sidcup station, shops and schools.

It features a modern feel throughout, communal lift and a fantastic roof balcony offering stunning views towards London's city centre and Kent. The property itself briefly comprises: entrance hall with engineered oak flooring flowing through to the lounge. The lounge offers a light modern feel due to large rear floor to ceiling windows and a neutral decor and is open plan to the kitchen which features bespoke designed cabinets, integrated Bosch appliances and a composite stone work surface set in pearl grey. The property has a master bedroom offering an en-suite and a second double bedroom. The bathroom is well maintained and offers a luxury suite with Villeroy and Boch wash basin and w.c, a

bath with separate shower above, under unit lighting, shaver point and heated towel rowel.

Properties such as this are in high demand and rarely available so your earliest appointment comes highly recommended.

## Communal entrance

### Entrance hall

### Lounge

22' 8" x 12' 2" (6.91m x 3.73m)

### Kitchen area

### Bedroom one

13' 8" x 9' 8" (4.17m x 2.95m)

### Ensuite

### Bedroom two

13' 5" x 8' 5" (4.11m x 2.57m)

### Bathroom

6' 11" x 6' 7" (2.13m x 2.03m)

### Outside

Communal roof terrace.

## ADDITIONAL INFORMATION:

250 year lease from June 2011

Service Charge: £3450.98 (including buildings insurance)

Ground Rent: £350 per annum (doubling every 20 years).

Council Tax: Band C £1709.33 per annum

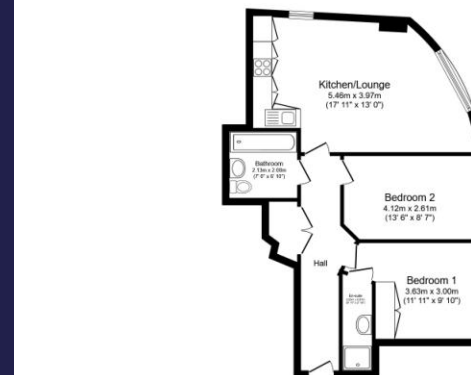
EER Rating: 82

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn left and under the railway bridge and "The Fold" is directly on your left. Closest stations - Sidcup 0.03 miles Albany Park 0.97 miles New Eltham 1.41 miles Closest schools - Birkbeck Primary School 0.14 miles Chislehurst & Sidcup Grammar School 0.24 miles.

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Total floor area 64.8 sq.m. (697 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.boulagent.com



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