



# Station Road

Sidcup, DA15 7AH

## VIDEO TOUR AVAILABLE

A spacious and well presented apartment that sits on the 5th floor of this highly sought after development. The development of Saxby is highly sought after due to its modern design and sitting in a location that is a stone's throw from Sidcup train station and a variety of shops, coffee bars and restaurants. CHAIN FREE.

## Main Features

- Spacious two bedroom, fifth floor apartment
- Short walk to Sidcup station, local shops, cafes and restaurants
- Rarely available and highly sought after
- Lounge with floor to ceiling windows
- Modern white gloss kitchen with integrated Bosch appliances

## Full Description

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A spacious and well presented apartment that sits on the 5th floor of this highly sought after development. The development of Saxby is highly sought after due to its modern design and sitting in a location that is a stone's throw from Sidcup train station and a variety of shops, coffee bars and restaurants.

The apartment briefly comprises: secure fob entry system, communal entrance with lift, private entrance door with entrance hall leading to a fantastic open living area. The lounge is presented to a high standard and features floor to ceiling windows offering views over the surrounding area and is open plan to a modern white gloss kitchen with composite stone worktop and a variety of integrated Bosch appliances. The bathroom is deceptively spacious and features Villeroy and Boch designer sanitaryware, mirrored vanity units and bespoke downlighting. The 2 bedrooms are both a

good size and also have floor to ceiling windows and the master bedroom offers an en-suite.

Externally there is an allocated parking space and a fantastic communal rooftop terrace offering stunning views towards London.

We feel this is a fantastic opportunity to purchase a highly desirable modern apartment CHAIN FREE.

## Communal entrance

Wrought iron gate with secure fob entry system and entryphone. Communal front door to communal entrance with lift to fifth floor.

## Private front door/entrance hall

### Open plan lounge/kitchen

19' 10" x 16' 9" (6.05m x 5.11m)

### Master bedroom

16' 9" x 11' 5" (5.11m x 3.48m)

### Ensuite

7' 7" x 5' 3" (2.31m x 1.6m)

### Bedroom two

13' 4" x 10' 4" (4.06m x 3.15m)

### Bathroom

6' 11" x 6' 9" (2.11m x 2.06m)

### Outside

Communal roof terrace offering stunning views towards London.

Allocated parking space.

## 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.

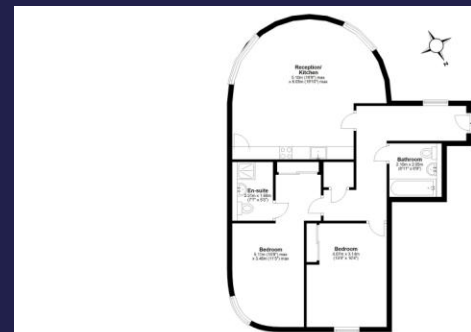
250 year lease from June 2011 (so 239 years remaining)

Service Charge: £3464 per annum

Ground Rent: £350 per annum

Council Tax: Band C £1641.53 per annum

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



Total area: approx. 73.0 sq m (785.8 sq ft)  
Saxby Apartments, Sidcup

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.  
Please note that the floor plan is a general guide only and does not constitute an offer. The actual floor plan may vary slightly from the one shown. The area shown is approximate and does not include the area of the communal roof terrace.



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