



Carlton Road

Sidcup, DA14 6TU

PHYSICAL VIEWINGS AVAILABLE AFTER VIEWING THE ONLINE VIDEO

A one bedroom first floor apartment featuring a modern kitchen and bathroom and offered to the market CHAIN FREE. The property is located in a popular road which offers access to Sidcup High Street with its variety of shops, restaurants and transport links. We feel this would make a great first time buy or "buy to let" investment.

Main Features

- One bedroom first floor apartment
- Easy access to Sidcup High Street
- Modern fitted kitchen and bathroom
- Double bedroom with fitted wardrobe
- Garage en bloc

FULL DESCRIPTION

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A one bedroom first floor apartment which has been decorated to a high standard throughout and features a modern fitted kitchen and bathroom.

The apartment briefly comprises: A secure communal entrance with fob entry, entrance door, private entrance hall with storage, a 19'8 lounge which flows into the newly fitted kitchen, double bedroom with fitted wardrobe and newly fitted bathroom. Externally there is a garage on bloc and communal gardens.

This is a very well presented apartment and we feel it would make a great first time buy or "buy to let" investment opportunity.

Located within easy access of Sidcup High Street with its variety of shops, restaurants and transport links. This apartment is offered to the market "Chain Free"

Communal entrance

Private entrance hall

Living room

19' 8" x 10' 9" (5.99m x 3.28m)

Kitchen

9' 4" x 7' 1" (2.84m x 2.16m)

Bedroom

12' 4" x 10' 8" (3.76m x 3.25m)

Bathroom

6' 8" x 5' 7" (2.03m x 1.7m)

Outside

Communal gardens.

Garage en bloc.

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.

Lease: 107 years remaining

Service Charge £900 per annum (including ground rent & buildings insurance)

House Management Charge: £60 per month (for maintenance and improvements throughout the block)

Council Tax: Band C - £1550.79 per annum

Local authority: Bexley London Borough Council

EER Rating: 68 EIR Rating: 71

Please note the photographs were taken in January 2018 prior to the property being tenanted and therefore are for guidance only.

Directions

From our Sidcup office turn left and proceed along Station Road, at the second set of traffic lights (at the High Street) proceed straight over into Elm Road and Carlton Road is the first turning on the right hand side. Closest Stations: Sidcup (0.77 mi) Albany Park (1.48 mi) New Eltham (1.48 mi) Closest Schools: Longlands Primary School (0.57 mi) Birkbeck Primary School (0.69 mi) Chislehurst and Sidcup Grammar School (0.96 mi)

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



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