



# Manor Road

Sidcup, DA15 7HU

A 2 bed split level apartment that sits just a short walk from Sidcup train station, shops and restaurants. This large apartment features its own private entrance, a long lease and a garage on bloc. We feel this would make a great first time buy due to its feel of space and central location.

## Main Features

- Large two bedroom split level maisonette
- Ideal first time buy
- Short walk to Sidcup station, shops and restaurants
- Garage en bloc
- Long lease

## FULL DESCRIPTION

Offered for sale is this large two bedroom split level apartment that sits just a short walk from Sidcup train station, shops and restaurants. We feel this would make a great first time buy with the property offering a great layout and plenty of space. It briefly comprises of: A private entrance, entrance hall, a spacious lounge, kitchen, stairs that take you up to two bedrooms as well as a shower room. Externally there is a garage on bloc and communal grounds.

## Entrance hall

### Lounge

16' 3" x 13' 0" (4.95m x 3.96m)

### Kitchen

11' 3" x 6' 10" (3.43m x 2.08m)

### Bedroom one

13' 3" x 12' 10" (4.04m x 3.91m)

### Bedroom two

13' 0" x 9' 9" (3.96m x 2.97m)

### Shower room

### Outside

Communal gardens.

Garage en bloc (garage no 49)

## 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.

Unexpired lease: 1051 years remaining (1089 years from 31st July 1982)

Service Charge: £552 per annum (including ground rent)

Council Tax: Band C £1,550.79 per annum.

EER Rating: 42 EIR Rating: 29

## Directions

From our Sidcup office, turn left and proceed along Station Road, take the second turning on the right hand side into Manor Road and the property can be found shortly afterwards on the left hand side.

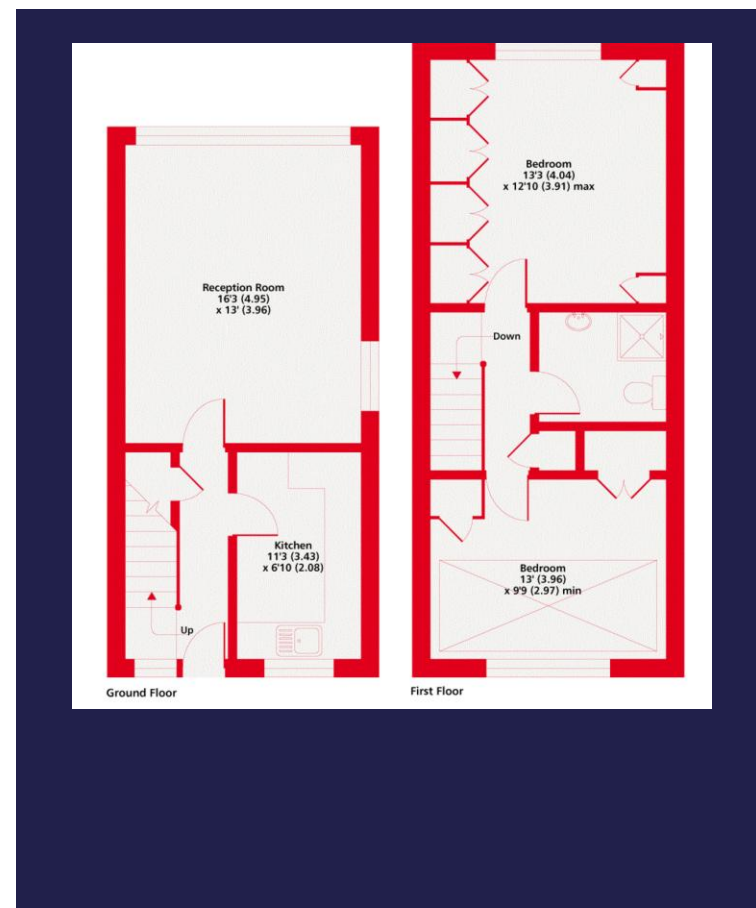
Closest Stations: Sidcup (0.22 mi) Albany Park

(1.14 mi) New Eltham (1.30 mi) Closest Schools:

Benedict House Preparatory School (0.2 mi)

Birkbeck Primary School (0.25 mi) Chislehurst and

Sidcup Grammar School (0.44 mi)



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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