



# Belton Road

Sidcup, DA14 4AB

A large 2 bedroom first floor apartment which sits in this converted detached house and offers fantastic space and in excellent condition. The property features a private entrance, spacious rooms, parking and outside space all in a position that gives easy access to the local high street, schools and train station.

## Main Features

- Large 2 bedroom first floor conversion apartment
- Easy access to Sidcup station and Sidcup High Street
- Private entrance
- Allocated parking
- Small private garden
- Well presented lounge

## FULL DESCRIPTION

We are pleased to offer for sale this large two bedroom first floor apartment located in this converted detached house and offering great space in great condition. The property sits in a location that offers easy access to Sidcup train station and Sidcup High Street with its variety of shops and restaurants. The apartment briefly comprises: Private entrance, entrance hall with stairs, landing with storage, well presented lounge, a large kitchen diner with a variety of appliances and storage, two very large bedrooms with the main featuring an ensuite and the family bathroom. Externally there is a small private garden and allocated parking.

Apartments of this size are rarely available so your earliest viewing comes highly recommended so as to avoid missing out.

## Private entrance hall

### Lounge

13' 8" x 12' 2" (4.17m x 3.73m)

## Kitchen/diner

12' 11" x 12' 7" (3.96m x 3.84m)

## First floor landing

### Bedroom one

15' 5" x 13' 1" (4.7m x 4m)

### Ensuite

8' 9" x 6' 0" (2.67m x 1.83m)

### Bedroom two

12' 7" x 9' 4" (3.86m x 2.87m)

### Shower room

9' 8" x 5' 8" (2.95m x 1.73m)

## Outside

Rear garden laid to lawn with shrub and tree borders.

Shared driveway to front.

## 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.

The property is being sold with Share of Freehold (lease approx. 999 years

Council Tax: Band C £1492.35 per annum. London Borough of Bexley - Tel: 020 8303 7777.

EER Rating: 60 EIR Rating: 53

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn left and under the bridge. At the traffic lights continue straight over and continue all the way to the end of Station Road. At the crossroads turn left into Sidcup High Street and take the second turning on the left which is Hadlow Road and Belton Road is the first turning on the left. Closest Stations: Sidcup (0.47 mi) Albany Park (1.08 mi) New Eltham (1.59 mi) Closest Schools: West Lodge School (0.21 mi) Birkbeck Primary School (0.36 mi) Chislehurst and Sidcup Grammar School (0.63 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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