



Drewery
a name to trust



Granville Road

Sidcup, DA14 4BT

A 2 bedroom first floor apartment located in a central Sidcup location. The property is offered in good order throughout and benefits from garage en bloc, parking space and long lease. Located only a short walk to Sidcup train station and Sidcup High Street.

* CHAIN FREE *

Main Features

- Two bedroom first floor apartment
- Garage en bloc and parking space
- Long lease
- Short walk to Sidcup station and Sidcup High Street
- Chain Free
- Communal grounds

FULL DESCRIPTION

We are pleased to offer for sale this two bedroom first floor apartment which comes with a long lease, garage en bloc and parking space. The property is situated only a short walk to Sidcup station and Sidcup High Street.

The property briefly comprises: A secure communal entrance, private front door, entrance hall, lounge which flows through to the separate kitchen, two good sized bedrooms and a bathroom. Externally there are communal grounds, garage en bloc and rear parking.

We feel this would make a great first time buy and is offered Chain Free.

Communal entrance

Private entrance hall

11' 9" x 2' 9" (3.58m x 0.84m)

Living room

15' 0" x 13' 0" (4.57m x 3.96m)

Kitchen

9' 6" x 5' 9" (2.9m x 1.75m)

Bedroom one

11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom two

11' 5" x 7' 2" (3.48m x 2.18m)

Bathroom

8' 7" x 6' 1" (2.62m x 1.85m)

Outside

Communal grounds.

Garage en bloc and additional rear 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.

Lease: 189 years from 24th June 1969 (138 years remaining)

Service Charge: £1,128 per annum

Council Tax: Band C £1641.53 per annum. London Borough of Bexley - Tel: 020 8303 7777.

EER Rating: 44 EIR Rating: 50

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left into Station Road and proceed under the bridge. At the traffic lights turn left into Faraday Avenue and first right into Hatherley Road which becomes Alma Road then becomes Lansdown Road.

Turn right into St John's Road and second right into Granville Road. Closest Stations: Sidcup (0.44 mi) Albany Park (1.05 mi) New Eltham (1.59 mi) Closest Schools: West Lodge School (0.16 mi) Birkbeck Primary School (0.3 mi) Chislehurst and Sidcup Grammar School (0.58 mi)



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: info@drewery.co.uk www.drewery.co.uk

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