



Lansdown Road

Sidcup, DA14 4EN

A well presented one bedroom retirement flat located in a popular development ideally located for local amenities. The property features a modern kitchen, has recently been decorated and is offered CHAIN FREE.

Main Features

- One bedroom first floor retirement flat
- Newly redecorated
- Kitchen with fridge/freezer to remain and brand new oven
- New carpets throughout
- Chain free
- Short walk from Sidcup station

FULL DESCRIPTION

A chance to purchase a well presented one bedroom first floor apartment located in this popular retirement development. The property has recently been decorated throughout and new carpets have just been fitted. The property briefly comprises: A secure communal entrance, communal lift, front door and entrance hall with storage. The lounge flows into the kitchen and benefits from fitted fridge/freezer to remain and brand new oven. The double bedroom has fitted wardrobes and the bathroom completes the layout.

The development offers plenty of activities that you are welcome to get involved with along with a communal lounge area, laundry and communal garden. The development is warden assisted and residents must be over 60 years of age (although in the case of a couple one must be a least 60 years old and the other one can be younger).

This is a well presented flat and located just a short walk from Sidcup train station, bus routes and shops. "Chain free"

Communal entrance

Private entrance hall

Lounge

15' 4" x 10' 7" (4.67m x 3.23m)

Kitchen

7' 3" x 5' 4" (2.21m x 1.63m)

Bedroom

11' 9" x 8' 6" (3.58m x 2.59m)

Bathroom

6' 9" x 5' 3" (2.06m x 1.6m)

Outside

Communal grounds.

Some parking spaces available.

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: Approx 92 years remaining

Service Charge £1884 per annum

Ground Rent: £438.88 per annum

Council Tax: Band C - £1,492.35

Local authority: Bexley London Borough Council

Residents must be over 60 years of age (in the event of a couple one must be over 60 years of age)

EER Rating: 84 EIR Rating: 77

Directions

From our Sidcup office turn left into Station Road. At the traffic lights turn left into Hatherley Crescent and take the right fork. Turn left into Alma Road, which in turn becomes Lansdown Road. Closest Stations: Sidcup (0.28 mi) Albany Park (0.85 mi) New Eltham (1.63 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