



Manor Road

Sidcup, DA15 7HU

VIDEO TOUR AVAILABLE

A large 2 bedroom split level apartment that sits in a central location giving access to local shops, restaurants and transport links. We feel this would make a great first time buy with it being well presented throughout, offering 2 double bedrooms and a split level layout giving the feel of a house.

Main Features

- Two double bedroom split level apartment
- Located within walking distance of Sidcup station, local shops, restaurants and transport links
- Well presented throughout
- Garage en bloc and communal gardens
- Ideal first purchase

FULL DESCRIPTION

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Offered to the market is this large split level apartment that offers two double bedrooms, a garage and a split level layout promoting the feel of a house. The property sits in a central location offering a short walk to Sidcup train station, shops and restaurants and we feel would make a great first time buy.

The property briefly comprises of: Private entrance, entrance hall, kitchen, a large living room, then a staircase leading up to a family bathroom and the two double bedrooms. Externally there is a garage en bloc and communal gardens. We feel this is a great chance to purchase a large split level flat in such a central location.

Entrance hall

Lounge

16' 5" x 12' 10" (5m x 3.91m)

Kitchen

12' 2" x 7' 0" (3.71m x 2.13m)

Landing

Bedroom one

13' 1" x 10' 5" (3.99m x 3.18m)

Bedroom

12' 10" x 9' 6" (3.91m x 2.9m)

Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

Outside

Communal grounds.

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.

The lease was 1089 years from 31st July 1982 (so 1050 years remaining).

Service Charge: £125 per month including buildings insurance and ground rent.

Council Tax: Band C £1,641.53 per annum. London Borough of Bexley - Tel: 020 8303 7777.

EER Rating: 52 EIR Rating: 0

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)

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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