



Drewery
a name to trust



Longlands Road

Sidcup, DA15 7LX

VIDEO TOUR AVAILABLE

Modern one bedroom, second floor flat with long lease. Situated close to Sidcup station and local amenities. Ideal first purchase.

Main Features

- One bedroom second floor flat
- Long lease
- Allocated parking space
- Short walk to Sidcup station
- Ideal first purchase
- Outside storage cupboard

FULL DESCRIPTION

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We are delighted to offer this modern and beautifully presented one bedroom top floor flat. Situated close to local amenities and within walking distance of Sidcup station.

The property has a long lease and would suit a first time buyer or someone looking to downsize.

The property briefly comprises: Entrance hall, lounge area open plan to kitchen, bedroom and bathroom. The property also benefits from an allocated underground parking space.

Early viewing highly recommended.

Entrance hall

Lounge/Kitchen area

17' 3" x 10' 10" (5.26m x 3.3m)

Bedroom

11' 7" x 10' 3" (3.53m x 3.12m)

Bathroom

Outside

Communal grounds.

Outside storage cupboard.

Allocated underground parking space (no 16)

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: 962 years remaining (999 years from 26th January 1983)

Service Charge £1743.72 per annum (including buildings insurance)

Ground Rent: Peppercorn

Council Tax: Band B - £1356.94 per annum

Local authority: Bexley London Borough Council

EER Rating: 44 EIR Rating: 30

Directions

From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn right into Longlands Road and Cornel House can be found on the left hand side. Closest Stations: Sidcup (0.24 mi) Albany Park (1.19 mi) New Eltham (1.22 mi) Closest Schools: Benedict House Preparatory School (0.26 mi) Birkbeck Primary School (0.32 mi) Chislehurst and Sidcup Grammar School (0.46 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