



Drewery
a name to trust



Station Road

Sidcup, DA15 7DY

A deceptively spacious ground floor period apartment that sits just a short stroll from Sidcup train station, restaurants and shops. This large studio apartment would make a great first step onto the property ladder or as a buy to let opportunity. It is in great condition and offers plenty of character with its grand entrance and tall ceilings. ** CHAIN FREE **

Main Features

- Deceptively spacious ground floor period apartment
- Short walk to Sidcup station, shops and restaurants
- Ideal first time buy or buy to let investment opportunity
- Character features including tall ceilings
- Chain Free
- Spacious bay fronted lounge/bedroom

FULL DESCRIPTION

We are pleased to offer chain free, this large studio apartment that sits in a period conversion offering plenty of character and space. The property is situated on the ground floor, is in good condition and is located in a central location offering a short walk to Sidcup train station, shops and restaurants..

We feel this would make a great purchase for anyone looking for a first step on the property ladder or as a buy to let investment. The apartment briefly comprises of: A secure communal entrance, entrance door, entrance hall, a large bay fronted lounge/bedroom which offers plenty of space with its tall ceilings and neutral décor, a well presented kitchen and bathroom, storage and a door that takes you directly out onto the communal gardens.

This is such a deceptively spacious and well presented studio apartment and one that sits in such a central location. Internal viewing comes highly recommended.

Communal entrance

Entrance hall

20' 2" x 2' 9" (6.15m x 0.84m)

Lounge/bedroom

14' 3" x 13' 3" (4.34m x 4.04m)

Kitchen

11' 6" x 6' 10" (3.51m x 2.08m)

Bathroom

7' 11" x 4' 9" (2.41m x 1.45m)

Outside

Communal garden.

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: 117 years remaining (125 years from 24th March 2012)

Service charge: £1800 per annum

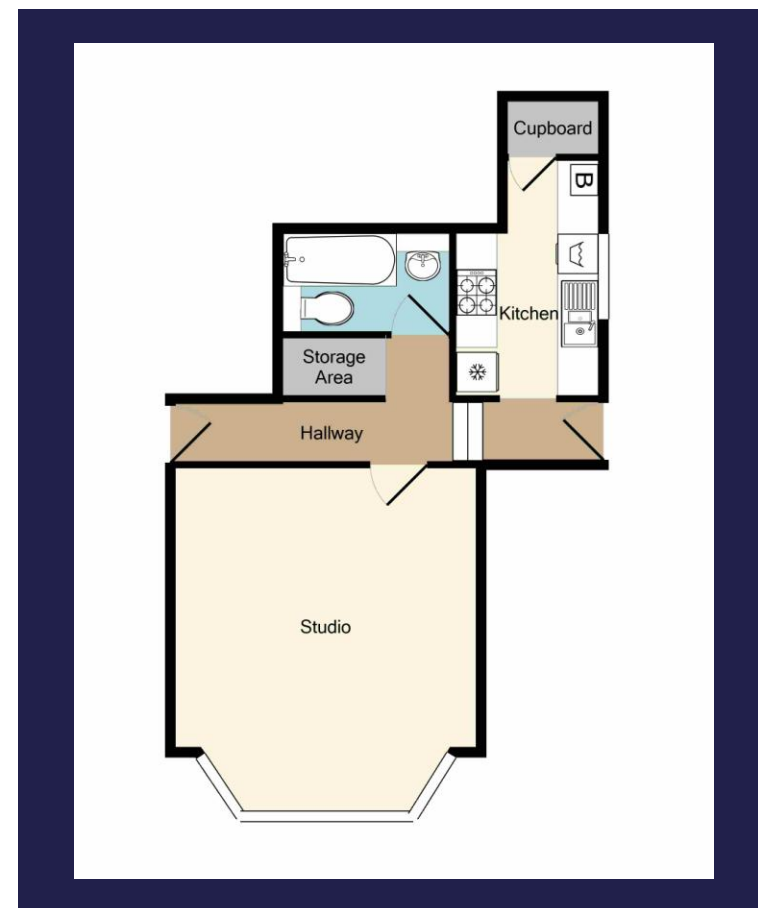
Ground rent: £300 per annum

Council Tax: Band A £1163.10 per annum.

EER Rating: 65 EIR Rating: 0

Directions

From our Sidcup Office, turn left into Station Road. Under the bridge. Straight across at the traffic lights and the property is on the left hand side. Closest Stations: Sidcup (0.19 mi) Albany Park (1.06 mi) New Eltham (1.38 mi) Closest Schools: Birkbeck Primary School (0.17 mi) Holy Trinity Lamorbey Church of England School (0.41 mi) Chislehurst and Sidcup Grammar School (0.4 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