



# Highview Road

Sidcup, DA14 4EY

## VIDEO TOUR AVAILABLE

A larger than average 2 bedroom first floor apartment that sits in such a popular and convenient location. This spacious apartment offers easy access to Sidcup High Street with its variety of shops and transport links as well as giving access to Sidcup train station. It is offered to the market chain free, has a garage and parking to the rear and we feel would make a great first time buy or buy to let investment. \*\* CHAIN FREE \*\*

## Main Features

- Larger than average two bedroom first floor apartment
- Chain Free
- Garage en bloc & visitors parking to the rear
- Communal grounds
- Long lease
- Convenient for Sidcup High Street and Sidcup station

## FULL DESCRIPTION

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Offered for sale is this large 2 bedroom apartment that offers easy access to Sidcup High Street, parks and train station. We feel it would make a great first time buy or buy to let investment and internal viewing comes highly recommended so as to appreciate the space on offer.

The flat briefly comprises: Entrance hall, a deceptively spacious lounge which overlooks the rear communal gardens and which flows into the kitchen. There are two double bedrooms and a well presented family bathroom. Externally there is a garage en bloc and visitor parking to the rear as well as well maintained communal grounds.

This is a great chance to purchase a large, well presented chain free apartment in a popular block.

## Communal entrance

Communal front door with stairs to first floor landing.

## Private entrance hall

## Lounge

18' 2" x 11' 9" (5.54m x 3.58m)

## Kitchen

9' 1" x 6' 11" (2.77m x 2.11m)

## Bedroom one

12' 1" x 9' 11" (3.68m x 3.02m)

## Bedroom two

12' 1" x 6' 11" (3.68m x 2.11m)

## Bathroom

6' 9" x 5' 7" (2.06m x 1.7m)

## Outside

Communal gardens.

Garage en bloc. Visitors parking.

## 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.

Unexpired lease: Approx 180 years remaining

Service charge: £828 per annum

Ground rent: Peppercorn

Council Tax: Band C £1641.53 per annum.

EER Rating: 74

## Directions

From our Sidcup office turn left and proceed along Station Road, at the traffic lights turn left into Hatherley Crescent, immediately right into Hatherley Road and immediate left into Lansdown Road. Highview Road is the third turning on the left hand side. Closest Stations: Sidcup (0.51 mi) Albany Park (0.86 mi) New Eltham (1.79 mi) Closest Schools: Birkbeck Primary School (0.34 mi) Cleeve Park School (0.42 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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