





# Acacia Way

Sidcup, DA15 8WW

## VIDEO TOUR AVAILABLE

Located in this Edwardian building is this deceptively spacious 2 bedroom ground floor apartment. The property sits in the highly desirable Hollies development that offers a parkland setting but just a short walk from Sidcup train station, shops and restaurants. It offers fantastic character with its tall ceilings and grand communal entrance and we feel would make a fantastic first time buy or purchase for anyone looking to downsize. \* CHAIN FREE \* SHARE OF FREEHOLD \*

## Main Features

- Deceptively spacious two bedroom ground floor apartment
- Highly desirable Hollies development
- Short walk to Sidcup station, shops and restaurants
- Compulsory membership to private leisure centre
- Chain Free
- Share of Freehold

## FULL DESCRIPTION

Offered to the market is this deceptively spacious 2 bedroom ground floor Edwardian apartment. The property sits in the highly sought after Hollies development which offers a fantastic parkland setting, private leisure centre and all just a short walk from Sidcup train station, shops and restaurants. We feel it would make a great first time buy or purchase for anyone looking to downsize as it is ground floor and offers great space.

Offered to the market chain free and with a share of freehold and briefly comprising of: A secure and grand communal entrance, entrance door, entrance hall, a deceptively spacious lounge, a kitchen which highlights the fantastic ceiling height of this property. There are two bedrooms and a family bathroom and then externally there is parking to the rear and communal garden. There is compulsory

membership to the private leisure centre with swimming pool, gym, snooker and tennis.

This is a grand apartment offering space and Edwardian character and would make a great buy for anyone downsizing or a first time buyer. \*\* Chain Free \* Share of Freehold \*

## Entrance hall

### Lounge

17' 8" x 12' 9" (5.38m x 3.89m)

### Kitchen

14' 2" x 6' 10" (4.32m x 2.08m)

### Bedroom one

11' 11" x 9' 6" (3.63m x 2.9m)

### Bedroom two

8' 4" x 8' 0" (2.54m x 2.44m)

### Bathroom

### Outside

Allocated parking to the rear.  
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.

The vendor has advised they are a joint Freeholder of the property with 4 other parties. The group are extending the lease.

Lease Term: currently 90 years remaining but the new lease will be 999 years

Service Charge: currently between £1800 and £2100 per annum including buildings insurance

Ground Rent: £238.74 per annum

Compulsory charge for the on site leisure complex is usually £1000 per annum but is currently £850 per annum

Council Tax: Band D £1846.72 per annum

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



TOTAL APPROX. FLOOR AREA 691 SQ. FT. (64.2 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan (2007)



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)