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Acacia Way

Sidcup, DA15 8WW

VIDEO TOUR AVAILABLE

A large and beautifully decorated two bedroom ground floor Edwardian conversion apartment that sits in the ever popular Hollies development. This beautiful apartment offers so much space and character with its tall ceilings and period features. ** CHAIN FREE **

Main Features

- Stunning two bedroom ground floor Edwardian conversion apartment
- Popular
- Beautiful character features
- Share of Freehold
- Chain Free
- 18'5 lounge

Full Description

VIDEO TOUR AVAILABLE

We are pleased to offer to the market this stunning two bedroom ground floor Edwardian conversion apartment, that sits in the ever popular Hollies development which offers a beautiful parkland setting and private leisure centre. The apartment forms part of a beautiful Edwardian building and briefly comprises: A secure and grand communal entrance porch and entrance hall, private front door, entrance hall, a grand 18'5 x 18'4 lounge which features the tall

ceilings, large windows and fantastic overall feeling of space. The kitchen is also of a good size and offers enough space for a 4 or 6 seater dining table.

There is a huge master bedroom which benefits from a walk-in wardrobe and modern en-suite. A spacious hallway then takes you along to the family bathroom and a good sized second bedroom.

Externally there is a garage and parking space and the well presented communal gardens.

This huge Edwardian apartment is in great condition and sits in a beautiful parkland setting. It has a share of freehold and internal viewing comes highly recommended. "Chain free"

Communal entrance

Private entrance hall

Lounge

18' 5" x 18' 4" (5.61m x 5.59m)

Kitchen/diner

13' 6" x 13' 0" (4.11m x 3.96m)

Master bedroom

18' 9" x 15' 0" (5.72m x 4.57m) Walk-in wardrobe.

Ensuite

8' 6" x 5' 5" (2.59m x 1.65m)

Bedroom two

16' 5" x 8' 9" (5m x 2.67m)

Bathroom

9' 9" x 9' 6" (2.97m x 2.9m)

Outside

Garage and parking space.

Well presented 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 property is being sold with Share of Freehold Unexpired lease: 125 years from 1st October 1990 - so 95 years remaining Service Charge: £1340 per annum (including buildings insurance) Ground Rent: £345 per annum Leisure Centre Compulsory Charge: £850 per annum.

Additional Information

Council Tax Band E £2,132 per annum. Local authority Bexley London Borough Council Current EPC Rating 63 Potential EPC Rating 77

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. D612