



Longlands Road

Sidcup, DA15 7NB

VIDEO TOUR AVAILABLE

Spacious and well presented one double bedroom top floor apartment located just a short walk from Sidcup station and local shops and restaurants. Allocated parking. Long lease.

Main Features

- Spacious one double bedroom top floor apartment
- Allocated underground parking and two additional parking permits
- Long lease
- Short walk to Sidcup station
- Modern bathroom
- Spacious lounge with space for dining table

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

This well presented one bedroom top floor flat is located in the heart of Sidcup within walking distance of Sidcup station, local shops and restaurants. The property also benefits from an allocated underground parking space as well as two additional parking permits.

The property briefly comprises a bright and airy lounge with space for dining table and chairs, fitted kitchen with ample storage and an open feel to the living area, bedroom with fitted wardrobes and fully tiled modern bathroom. The property is situated in communal grounds and has the added benefit of a secure external storage cupboard.

The property is offered with a long lease in excess of 900 years and would make an ideal first purchase.

Communal entrance

External stairs to second floor landing.

Private front door/entrance hall

23' 6" x 4' 4" (7.16m x 1.32m)

Lounge

12' 10" x 11' 2" (3.91m x 3.4m)

Kitchen

24' 2" x 5' 3" (7.37m x 1.6m)

Bedroom

13' 4" x 10' 0" (4.06m x 3.05m)

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Outside

Communal lawn areas to the front and rear of the property. Private and secure external storage cupboard.

Secure underground car parking space and two additional parking permits.

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: 959 years remaining (999 years from 31/7/1982)

Service Charge/Ground rent: £1740 per annum

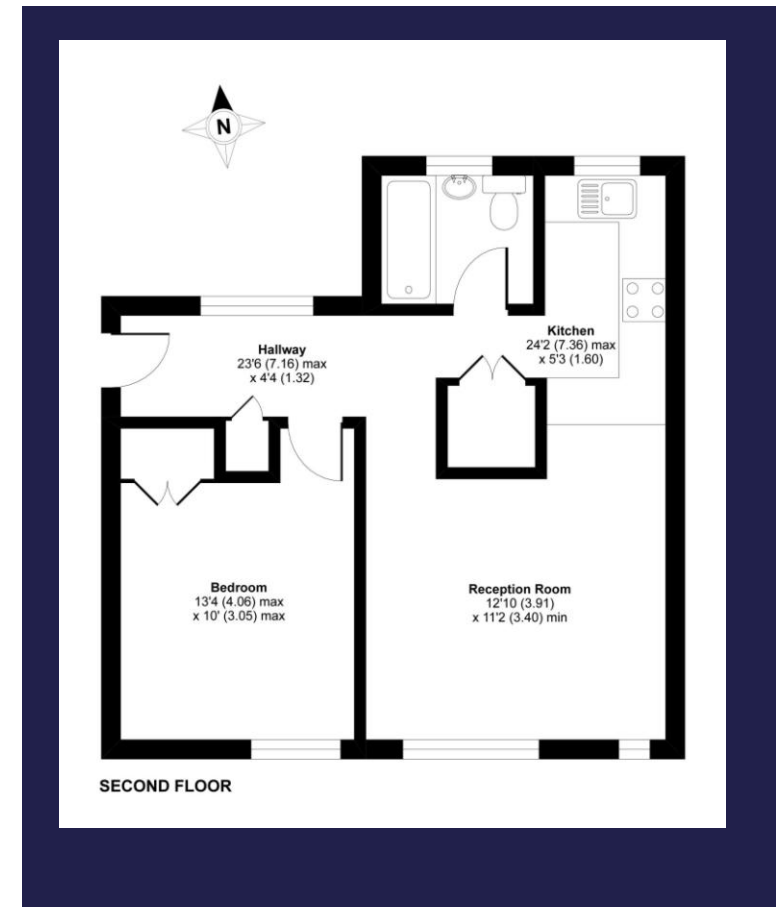
Council Tax: Band B £1436.34 per annum

EER Rating: 56

Directions

From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn right into Longlands Road and Sandalwood 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: Birkbeck Primary School (0.31 mi) Chislehurst and Sidcup Grammar School (0.46 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



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: info@drewery.co.uk www.drewery.co.uk