



Hatherley Road

Sidcup, DA14 4TB

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A deceptively spacious one bedroom second floor apartment that sits in a popular block located just a short walk from Sidcup train station and high street.

Main Features

- Deceptively spacious one bedroom second floor apartment
- Short walk from Sidcup station and Sidcup High Street
- Ideal first time buy or buy to let investment
- Communal gardens
- Garage en bloc and parking
- Spacious lounge with great views over the surrounding area

FULL DESCRIPTION

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Offered for sale is this deceptively spacious one bedroom, second floor apartment.

We feel this would make a great first time buy or buy to let investment and it sits in a highly convenient location convenient for Sidcup train station and Sidcup High Street.

The flat briefly comprises: A secure and well maintained communal entrance, front door, entrance hall with storage, a spacious lounge which offers some great views of the surrounding areas, kitchen with a range of appliances, large double bedroom with fitted wardrobes and a bathroom.

Externally there are communal gardens, garage en bloc and parking.

We feel this is a great opportunity to buy a flat in such a central location.

Communal entrance

Private entrance hall

Lounge

14' 9" x 13' 3" (4.5m x 4.04m)

Kitchen

11' 1" x 6' 6" (3.38m x 1.98m)

Bedroom

11' 7" x 10' 5" (3.53m x 3.18m)

Bathroom

7' 7" x 6' 3" (2.31m x 1.91m)

Outside

Communal gardens.

Garage en bloc and 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: 171 years from Sept 1982 (132 years remaining)

Service charge: £1346.52 per annum

Ground rent: None

Council Tax: Band C £1550.79 per annum.

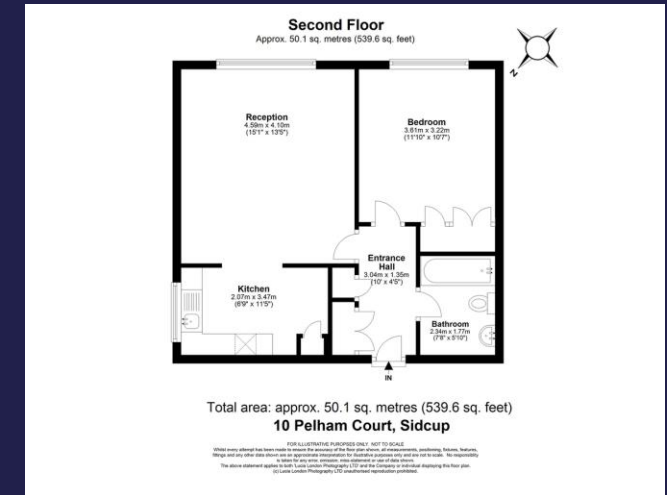
Local authority: Bexley London Borough Council

EER Rating: 68 EIR Rating: 0

Directions

From our Sidcup office turn left and under the bridge. At the traffic lights turn left into Hatherley Crescent and first right into Hatherley Road. Ballard Court can be found on the left hand side. Closest Stations: Sidcup (0.30 mi) Albany Park (1.02 mi) New Eltham (1.51 mi) Closest Schools: Birkbeck Primary School (0.18 mi) Benedict House Preparatory School (0.21 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



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