



Manor Road

Sidcup, DA15 7HU

VIDEO TOUR AVAILABLE

Highly sought after two bedroom, split level, first floor maisonette located just a short walk from Sidcup station and local shops. Long lease. Ideal first time buy.

Main Features

- Spacious 2 bedroom split level maisonette
- Long lease
- Garage en bloc
- Communal grounds
- Short walk to Sidcup station
- Private entrance door

FULL DESCRIPTION

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We are pleased to have been instructed as sole agents to market this spacious 2 bedroom split level, first floor maisonette. The property benefits from a long lease and also offers a split level feel giving the overall feel of a house.

The property briefly comprises: Private entrance door, entrance hall, a modern kitchen featuring a range of appliances and a spacious lounge room with enough space for a dining table. To the first floor are two good sized double bedrooms as well as a neutral family bathroom.

Externally there are communal grounds along with a garage en bloc. The location of the property is also a key selling point with it being located just a short walk from local shops, schools and Sidcup train station which offers direct links into London's city centre.

Internal viewing comes highly recommended on this sought after property.

Entrance hall

Lounge

17' 0" x 13' 3" (5.18m x 4.04m)

Kitchen

11' 5" x 7' 0" (3.48m x 2.13m)

Bedroom one

13' 2" x 13' 0" (4.01m x 3.96m)

Bedroom two

12' 11" x 9' 7" (3.94m x 2.92m)

Bathroom

6' 9" x 6' 0" (2.06m x 1.83m)

Outside

Garage en bloc.

Communal grounds.

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 lease was 1089 years from 31st July 1982 (so 1050 years remaining).

Service Charge: £125 per month including buildings insurance and ground rent.

Council Tax: Band C £1,641.53 per annum. London Borough of Bexley - Tel: 020 8303 7777.

EER Rating: 61 EIR Rating: 0

Directions

From our Sidcup office, turn left and proceed along Station Road, take the second turning on the right hand side into Manor Road and the property can be found shortly afterwards on the left hand side.

Closest Stations: Sidcup (0.22 mi) Albany Park (1.14 mi) New Eltham (1.30 mi) Closest Schools:

Benedict House Preparatory School (0.2 mi) Birkbeck Primary School (0.25 mi) Chislehurst and Sidcup Grammar School (0.44 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

