



Drewery
a name to trust



Acacia Way

Sidcup, DA15 8WW

VIDEO TOUR AVAILABLE

A larger than average one bedroom period apartment that sits in the highly sought after Hollies development. This Edwardian conversion offers plenty of character as well as some beautiful views of the Hollies parkland and all just a short walk from Sidcup train station and shops. ** SHARE OF FREEHOLD **

Main Features

- Larger than average one bedroom period apartment
- Sought after "Hollies" development
- Short walk from Sidcup station and shops
- Share of Freehold
- Allocated parking & Communal garden

FULL DESCRIPTION

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Offered to the market is this large one bedroom period apartment that sits in the highly sought after Hollies development. The Hollies has always been sought after due to its parkland setting and convenient location just a short walk from Sidcup train station and shops. The apartment is part of an Edwardian conversion so offers a great feel of space with its tall ceilings and spacious entrance.

The property briefly comprises: A secure communal entrance which offers a grand Edwardian feel. The front door leads you into a large entrance hall big enough to also be used as a study or dining area. There is a spacious lounge which offers some great views of the Hollies parkland and this lounge flows nicely into the kitchen. The bedroom offers plenty of space and as well as a large main bathroom there is loft access. Externally there is allocated parking to the rear and a communal garden. The Hollies has access to a private leisure centre which features a swimming pool, gym, tennis courts and much more.

We feel this would make a great first time buy or investment. * Share of Freehold * Hollies location *

Entrance hall/Dining Room

15' 1" x 12' 6" (4.6m x 3.81m)

Lounge

15' 1" x 12' 3" (4.6m x 3.73m)

Kitchen

10' 2" x 5' 4" (3.1m x 1.63m)

Bedroom

15' 9" x 11' 2" (4.8m x 3.4m)

Bathroom

Outside

Communal gardens
Allocated parking space.

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 the property is being sold with Share of Freehold.

Lease Term: 95 years remaining (125 years from 1st October 1990, but vendor has advised they are currently extending this to 999 years)

Service Charge: £2076 per annum

Ground Rent: £200 per annum

Compulsory charge for the on site leisure complex. £1020 per annum.

Council Tax: Band C - £1,551 per annum.

EER Rating: 37

Directions

From our Sidcup office, turn right and proceed along Station Road, which in turn becomes Halfway Street, at the roundabout turn right into Willersley Avenue, take the third turning on the right into White Oak Gardens and at the top (opposite the green) turn right and The Beeches can be found on the right hand side. Closest Stations: Sidcup (0.56 mi) New Eltham (1.18 mi) Albany Park (1.26 mi) Closest Schools: Burnt Oak Junior School (0.27 mi) Chislehurst and Sidcup Grammar School (0.55 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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