



# Manor Road

Sidcup, DA15 7HY

A large 3 bedroom first floor balcony apartment that sits in a central location convenient for Sidcup train station, restaurants and shops. The property offers a great feel of space and features access from the lounge straight out onto a large rear balcony. It comes with allocated parking and a lease over 900 years long. Internal viewing comes highly

## Main Features

- Large 3 bedroom first floor apartment with balcony
- Lounge with doors to balcony
- Allocated parking
- Long lease
- Convenient for Sidcup station
- Ideal first time buy

## FULL DESCRIPTION

Offered for sale is this large 3 bedroom first floor balcony apartment that sits just a short stroll from Sidcup train station, shops and restaurants. This truly is a large apartment offering a great feel of space and one that also provides outside space with your private balcony which flows out from the lounge. The property has a lease over 900 years and we feel would make a great first time buy giving additional space for bedroom three to be a dining room/office or games room.

The property briefly comprises: Entrance door, entrance hall, a large modern kitchen, a spacious lounge which flows out onto a big rear balcony which offers plenty of space for a 6 seater patio set and more. There is a family bathroom, a master bedroom with fitted wardrobes, second double bedroom and a third bedroom which could alternatively be used as a dining room/office/games room. Externally you have the rear balcony, allocated parking and a storage lock up large enough to keep a bicycle. Internal viewing comes highly recommended on this large apartment that sits in such a great location for Sidcup train station, shops and restaurants.

## Entrance hall

### Lounge

17' 7" x 19' 6" (5.36m x 5.94m)

### Dining room/bedroom three

10' 5" x 8' 9" (3.18m x 2.67m)

### Kitchen

11' 2" x 10' 5" (3.4m x 3.18m)

### Bedroom one

14' 10" x 12' 3" (4.52m x 3.73m)

### Bedroom two

10' 5" x 9' 7" (3.18m x 2.92m)

### Bathroom

6' 5" x 5' 4" (1.96m x 1.63m)

### Outside

Large rear balcony.

Communal grounds. Storage lock up. Allocated 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.

Lease: 999 years from 31st July 1982

Service charge: £168.97 per month

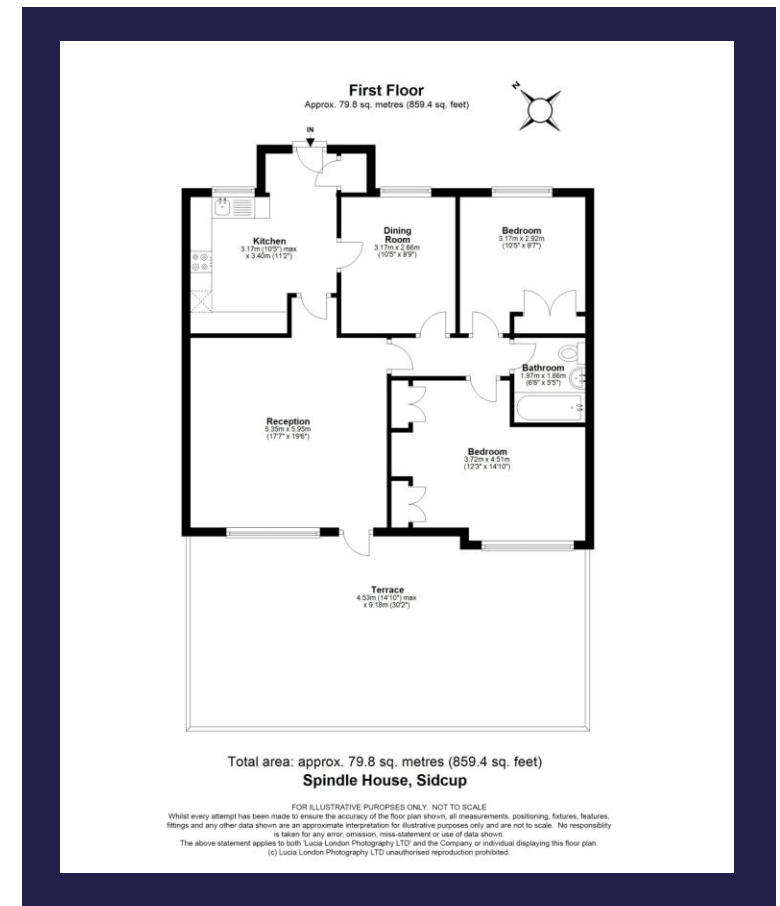
Council Tax: Band C £1641.53 per annum

EER Rating: 48

## Directions

From our Sidcup office turn left into Station Road and under the railway bridge. Proceed straight across at the traffic lights and take the first turning on the right which is Manor Road. Spindle House is on the right hand side, just before Grange Close. Closest Stations: Sidcup (0.18 mi) Albany Park (1.12 mi) New Eltham (1.30 mi) Closest Schools: West Lodge School (0.22 mi) Birkbeck Primary School (0.23 mi) Chislehurst and Sidcup Grammar School (0.41 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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