



Blenheim Court

Sidcup, DA14 6QQ

Larger than average 2 bedroom first floor maisonette, situated within easy reach of New Eltham station, shops and local shops. Would ideally suit a first time buyer or would make a great investment opportunity.

Main Features

- Two bedroom first floor maisonette
- Sought after location with easy access to New Eltham station
- 16'0 x 11'9 spacious front lounge
- Part share of the rear garden.
- Ideal first time buy or investment opportunity

FULL DESCRIPTION

Offered to the market is this larger than average 2 bedroom first floor maisonette which is situated in a sought after location with easy access to New Eltham station, bus routes and local shops.

The property briefly comprises: Entrance door with stairs to first floor landing and loft access, spacious front lounge, modern rear kitchen, two double bedrooms and modern bathroom. The property also has a share of the rear garden.

The property is ideal for first time buyers and investors. Early viewing recommended.

Private entrance door

Stairs to first floor.

Lounge

16' 0" x 11' 9" (4.88m x 3.58m)

Kitchen

9' 7" x 7' 10" (2.92m x 2.39m)

Bedroom one

10' 11" x 10' 11" (3.33m x 3.33m)

Bedroom two

9' 11" x 8' 1" (3.02m x 2.46m)

Bathroom

5' 9" x 4' 11" (1.75m x 1.5m)

Outside

The property comes with a private share of the rear garden with shed and accessed via side gate. No fence currently divides the two gardens due to good relations, but can be erected if required.

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: 125 years from 2001 (95 years remaining)

No service charge, but buildings insurance procured by Savills - £220 per annum

Ground Rent: £300 per annum

Council Tax: Band C £1641.53

EER Rating: 71

Local authority: Bexley London Borough Council

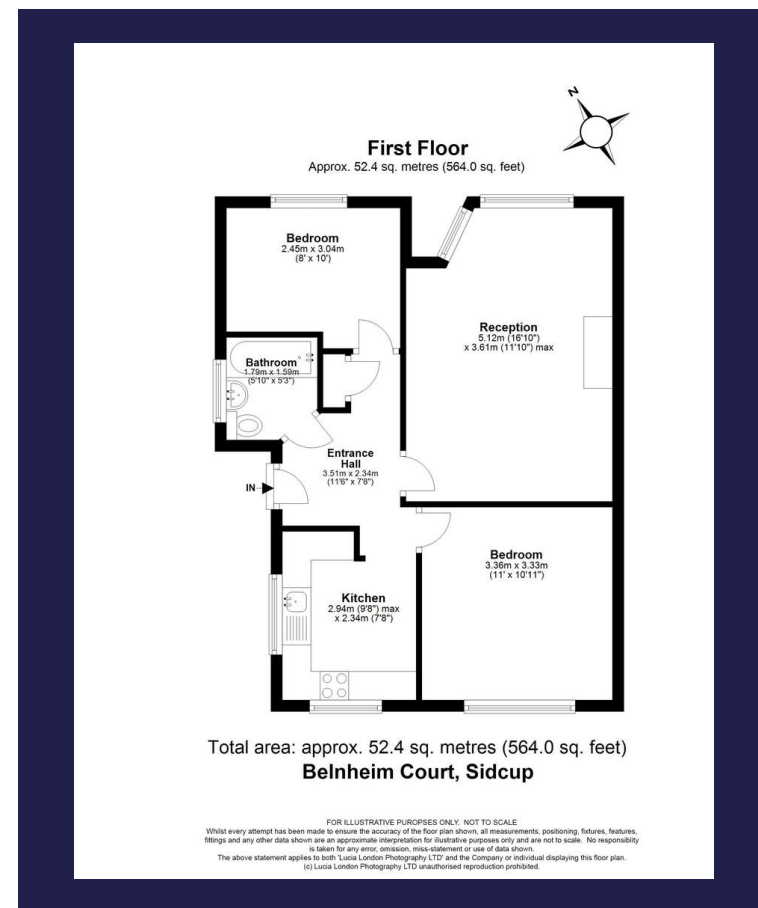
Directions

From our Sidcup office turn left and under the railway bridge. At the traffic lights turn right into Longlands Road and continue along eventually taking the left fork into the continuation of Longlands Road. At the end turn right into Main Road and the fourth turning on the right is Blenheim Court.

Closest Stations: New Eltham (0.57 mi) Sidcup (1.00 mi) Mottingham (1.40 mi) Closest Schools:

Dulverton Primary School (0.26 mi) Chislehurst and Sidcup Grammar School (1.19 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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