



Longlands Road

Sidcup, DA15 7LY

VIDEO TOUR AVAILABLE

A spacious and well presented 2 bedroom split level apartment located in a highly desirable location. The property sits just a short walk from Sidcup train station, shops and restaurants and benefits from a lease over 900 years. We feel it would make a great first time buy.

Main Features

- Spacious 2 bedroom split level apartment
- Allocated parking & storage lock up
- Long lease
- Redecorated throughout in the last 12 months
- Short walk to Sidcup station
- Lounge with door to small balcony
- Two double bedrooms

FULL DESCRIPTION

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Offered to the market is this spacious split level apartment that is well presented throughout and we feel would make a great first time buy. The property sits just a short walk from Sidcup train station, shops and restaurants and offers a spacious feel throughout giving a split level layout and a feel of a house. It has been well presented by the current owners having been redecorated throughout within the last 12 months and new fire safe downlighting installed. The property briefly comprises of: Entrance door, entrance hall, a kitchen with a range of storage and appliances, a spacious lounge which flows out onto a small balcony. The stairs then take you up to the first floor with two double bedrooms, bathroom and w.c.

The apartment also comes with allocated parking and a storage lock up. It features a lease over 900 years and we feel would make a fantastic first time buy.

Communal stairs
Private entrance hall

Lounge

16' 0" x 15' 0" (4.88m x 4.57m)

Kitchen

11' 0" x 7' 8" (3.35m x 2.34m)

First floor landing

Bedroom one

14' 10" x 9' 10" (4.52m x 3m)

Bedroom two

15' 0" x 8' 4" (4.57m x 2.54m)

Bathroom

Separate wc

Outside

Communal grounds
Allocated parking space.

ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitors prior to exchange of contracts. Lease remaining: 999 years from 1982 (960 years remaining)

Service Charge: £2076 per annum

Council Tax: Band C £1641.53 per annum

Local authority: Bexley London Borough Council

EER Rating: 41 EIR Rating: 0

Directions

From our Sidcup office turn left and proceed along Station Road, at the traffic lights turn right into Longlands Road and Medlar House can be found on the left hand side. Closest Stations: Sidcup (0.18 mi) Albany Park (1.13 mi) New Eltham (1.27 mi) Closest Schools: Birkbeck Primary School (0.26 mi) Holy Trinity Lamorbey Church of England School (0.31 mi) Chislehurst and Sidcup Grammar School (0.40 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