



# Station Road

Sidcup, DA15 7AH

## VIDEO TOUR AVAILABLE

Modern, Third Floor Studio Apartment Located In The Highly Sought After "Fold" Development. Ideal First Time Buy Or "Buy To Let" Investment Opportunity.

## Main Features

- Third floor studio apartment with balcony
- Short stroll to Sidcup station, shops and restaurants
- Ideal buy to let investment or first time buy
- Lounge with floor to ceiling windows
- Communal roof terrace
- Kitchen with integrated Bosch appliances

## FULL DESCRIPTION

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This modern, third floor studio apartment is located in the highly sought after "Fold" development. The property is presented to a high standard throughout and would make an ideal first time buy or buy to let investment.

The property briefly comprises: entrance hall, a lounge which features floor to ceiling windows, oak flooring and a completely modern feel. The lounge is open plan to the kitchen which features a range of Bosch integrated appliances, down lighting and a composite stone worktop. The studio apartment also offers a shower room featuring Villeroy and Boch units. The property also benefits from a secure video entryphone system, communal lift and across the corridor is a deceptively spacious balcony. On the top floor is the large rooftop balcony with stunning views towards London's city centre.

## Communal entrance

Lift to all floors.

## Private entrance hall

## Open plan lounge/kitchen

23' 7" x 17' 5" (7.19m x 5.31m)

## Balcony

## Shower room

7' 0" x 5' 11" (2.13m x 1.8m)

## Outside

Communal roof terrace on the sixth floor offering stunning views towards London.

## 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: 240 years remaining (250 year lease from 10th June 2011)

Service Charge: £1488 per annum (incorporating service charge and gas charge)

Ground Rent: £250 per annum (doubling every 20 years from 2011)

Council Tax: Band B £1436.34 per annum.

EER Rating: 82

## Directions

From our Sidcup office turn left under the railway bridge and The Fold is directly on the left.

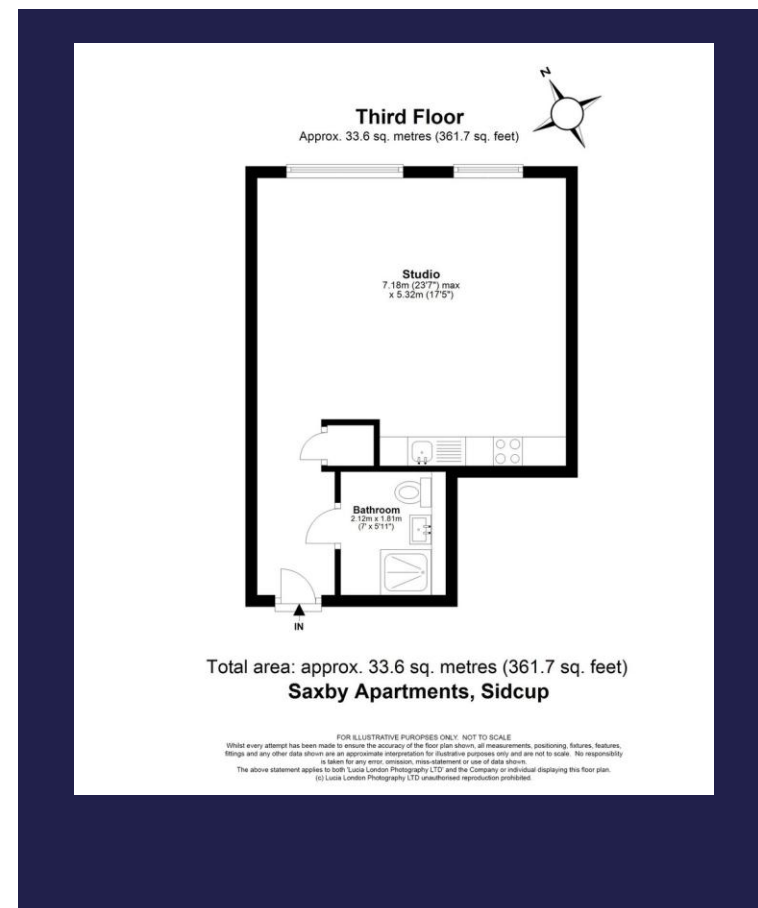
Closest stations - Sidcup 0.03 miles Albany Park

0.97 miles New Eltham 1.41 miles

Closest schools - Birkbeck Primary School 0.14 miles

Chislehurst & Sidcup Grammar School 0.24 miles.

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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