



Drewery
a name to trust



Station Road

Sidcup, DA15 7AP

VIDEO TOUR AVAILABLE

Located in the ever popular "Fold" development is this modern one bedroom, fifth floor apartment stunning views of the surrounding area. The development is a "stones throw" from Sidcup station and therefore a great purchase for any commuter. The development benefits from a communal lift and large roof top terrace. CHAIN FREE.

Main Features

- One bedroom, fifth floor apartment
- Sought after "Fold" development
- Roof terrace with views of London & Kent
- Short walk to Sidcup station, shops and restaurants
- Chain Free

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

We are pleased to be able to offer to the market this modern one bedroom, fifth floor apartment located in the ever popular "Fold" development. The Fold is situated just a short walk from Sidcup station as well as local shops and restaurants. The property benefits from a communal lift and with this property situated on the fifth floor it offers fantastic views of the surrounding area.

The property is accessed via a communal entrance with video entry system and communal lift to all floors. The apartment briefly comprises: Private entrance door, entrance hall with storage, main open plan living/kitchen area with fantastic floor to ceiling windows and kitchen area featuring composite stone worktops and high gloss white units. The master bedroom benefits from deep fitted wardrobes with glass sliding doors and the bathroom styled with Villeroy and Boch sanitaryware,

The floor to ceiling windows in the living room and bedroom offer fantastic views of the surrounding area and internal viewing comes highly recommended. The Fold also features a large roof top terrace with 360 degree views of the surrounding area and towards London's city centre.

We feel this is a great purchase for any commuter looking for a modern and stylish apartment and is offered chain Free.

Entrance hall

11' 4" x 6' 11" (3.45m x 2.11m)

Open plan lounge/kitchen

15' 8" x 15' 1" (4.78m x 4.6m)

Bedroom

15' 7" x 8' 8" (4.75m x 2.64m)

Bathroom

6' 11" x 6' 9" (2.11m x 2.06m)

Outside

Roof terrace with fanastic views of the surrounding area.

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 years from 10/6/2011)

Service Charge: £1950 per annum (inc buildings insurance and gas usage)

Ground Rent: £300 per annum (doubling every 20 years)

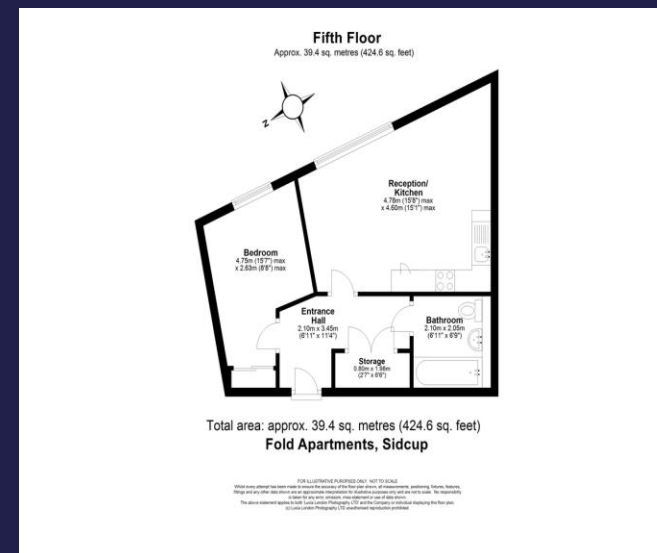
Council Tax: Band C £1641.53 per annum.

EER Rating: 83

Directions

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



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: info@drewery.co.uk www.drewery.co.uk