



Appledore Crescent

Sidcup, DA14 6RQ

A highly desirable 2 bedroom first floor maisonette that features its own private entrance, garage and private rear garden. It sits in a very desirable road that offers easy access to the local transport links, shops and schools and is offered CHAIN FREE.

Main Features

- Two bedroom first floor maisonette
- Long Lease
- Chain Free
- Gas central heating (boiler installed 4/5 years ago)
- Double glazed windows and porch
- Easy access to local shops, transport links, parks and schools

FULL DESCRIPTION

Offered to the market is this 2 bedroom first floor maisonette that comes with a long lease and is offered chain free. The property features benefits from its own private entrance and sits in a very popular road that offers easy access to the local shops, transport links, parks and schools.

The property is gas centrally heated with a new boiler installed approx 4/5 years ago and has double glazed windows and porch. The accommodation briefly comprises of: Private entrance, stairs to first floor landing, lounge, kitchen overlooking the gardens, two good sized bedrooms and wetroom/shower. This maisonette comes with its own private garden and garage and will be sure to get interest.

Chain free *long lease*

Entrance hall

Stairs to:-

First floor landing

Lounge

16' 5" x 12' 3" (5m x 3.73m)

Kitchen

10' 6" x 9' 8" (3.2m x 2.95m)

Bedroom one

14' 5" x 10' 11" (4.39m x 3.33m)

Bedroom two

12' 6" x 11' 10" (3.81m x 3.61m)

Wetroom/shower room

5' 11" x 5' 8" (1.8m x 1.73m)

Outside

Private garden to the rear.

Garage en bloc

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: 939 years remaining (999 years from 25/12/1961)

Ground Rent: £15 per annum

Council Tax: Band C £1641.53

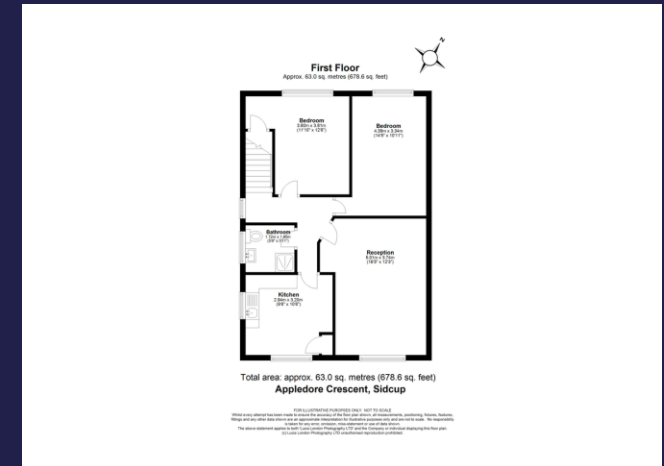
EER Rating: TBC

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left into Station Road. Proceed under the railway bridge and across the traffic lights. Turn fourth right into Victoria Road, then left into Christchurch Road. Turn right into Main Road and fourth right into Appledore Crescent. Closest Stations: Sidcup (0.52 mi) New Eltham (1.11 mi) Albany Park (1.43 mi) Closest Schools: Longlands Primary School (0.19 mi) Birkbeck Primary School (0.54 mi) Chislehurst and Sidcup Grammar School (0.74 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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