



Station Road

Sidcup, DA15 7AP

VIDEO TOUR AVAILABLE

A modern and stylish one bedroom apartment that sits on the 6th floor of the very popular Fold development. This sought after development was built less than 10 years ago and offers someone the chance to purchase a modern apartment that sits on the doorstep of Sidcup train station and its variety of local shops and restaurants. *chain free*

Main Features

- Luxury 1 bedroom 6th floor apartment
- Sought after development built under 10 years ago
- Communal roof terrace with views over London & Kent
- Stone's throw from Sidcup station
- Short walk to shops, cafes and restaurants
- Chain Free

FULL DESCRIPTION

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Offered for sale is this modern one bedroom 6th floor apartment that sits in the highly sought after development of The Fold. The development was built less than 10 years ago and offers an apartment that sits on the doorstep of Sidcup train station and its variety of shops and restaurants.

The property briefly comprises of: a secure communal entrance, communal lift, front door, entrance hall, an open plan living room and kitchen with floor to ceiling windows offering some great views. There is a double bedroom with fitted wardrobe and a luxury family bathroom. Externally the development offers a large communal room terrace which offers some stunning views towards London's city centre. Offered to the market chain free this is a great opportunity for a first time buyer or investor or for any commuter looking for a modern and stylish apartment and is offered Chain Free.

Communal entrance

Private entrance hall

12' 6" x 11' 0" (3.81m x 3.35m)

Lounge/kitchen

18' 3" x 11' 10" (5.56m x 3.61m)

Bedroom

11' 4" x 9' 6" (3.45m x 2.9m)

Bathroom

6' 10" x 6' 10" (2.08m x 2.08m)

Outside

Communal roof terrace.

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: 239 years remaining

Service Charge: £1900 per annum

Ground Rent: £300 per annum, doubling every 20 years so next increase is 2031

Council Tax: Band C £1641.53 per annum. London Borough of Bexley

EER Rating: 83

Local authority: Bexley London Borough Council

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.



Total area: approx. 43.9 sq. metres (473.0 sq. feet)
The Fold, Sidcup



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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