



Station Road

Sidcup, DA15 7AT

A well maintained one bedroom ground floor flat situated within close proximity of Sidcup station and Sidcup High Street. Ideal first time buyer or investment opportunity. * CHAIN FREE *

Main Features

- Share of Freehold
- Ideal FTB or Buy To Let investment opportunity
- Communal grounds
- Allocated parking space
- Chain Free
- Gas central heating & double glazing

FULL DESCRIPTION

Well maintained one bedroom ground floor flat situated within close proximity of Sidcup station, Sidcup High Street and local bus routes. Ideal for a first time buyer who is looking to commute or an investor looking to purchase a flat with good transport links.

This flat comprises: entrance hall, large lounge/diner, modern kitchen, spacious bedroom with built-in cupboard and bathroom. Externally there are communal grounds and off street parking.

The property also benefits from a share of freehold and is being sold Chain Free. Early viewing highly recommended to avoid missing out.

Entrance hall

9' 0" x 5' 11" (2.74m x 1.8m)

Lounge/diner

13' 8" x 13' 4" (4.17m x 4.06m)

Kitchen

9' 11" x 5' 8" (3.02m x 1.73m)

Bedroom

10' 6" x 9' 0" (3.2m x 2.74m)

Bathroom

6' 1" x 5' 8" (1.85m x 1.73m)

Outside

Communal grounds.
Allocated parking space.

ADDITIONAL INFORMATION

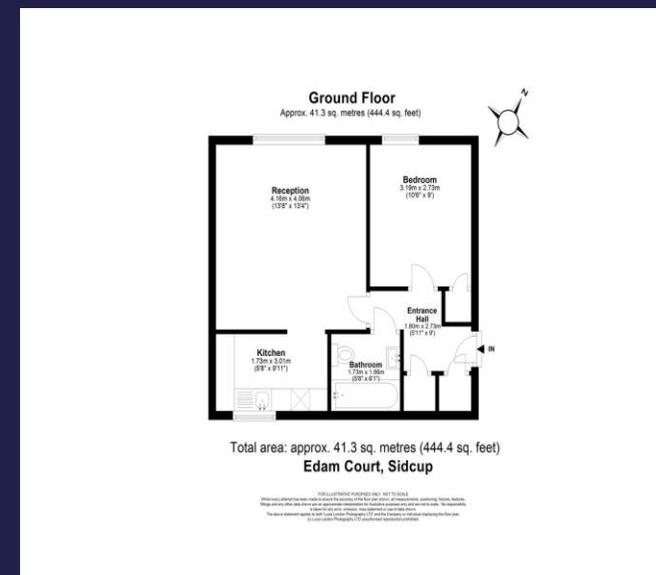
The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

The property is offered with a Share of Freehold and the lease associated has 969 years remaining
Service Charge & Ground Rent combined is £600 per annum
Share Holder Subscription fee of £100 per annum
Council Tax: Band C £1641.53 per annum
EER Rating: 70

Directions

From our Sidcup office turn left and under the railway bridge. At the traffic lights proceed straight across and Edam Court is situated on the left hand side, just past the parade of shops. Closest Stations: Sidcup (0.15 mi) Albany Park (1.02 mi) New Eltham (1.41 mi) Closest Schools: Birkbeck Primary School (0.13 mi) West Lodge School (0.18 mi) Chislehurst and Sidcup Grammar School (0.35 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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