

£1,100 pcm

Kings Court, Hatherley Road, Sidcup, DA14 4AT



- **BEAUTIFULLY PRESENTED 1 BEDROOM GROUND FLOOR FLAT**
- **GAS CENTRAL HEATING (NEW BOILER 2019), DOUBLE GLAZING & FULLY REWIRED 2020**
- **NEUTRALLY REDECORATED THROUGHOUT & NEW CARPETS & FLOORING**
- **SPACIOUS LIVING & BEDROOM WITH WINDOWS OVERLOOKING REAR GARDEN**
- **NEWLY INSTALLED KITCHEN WITH BUILT IN OVEN, HOB & A RANGE OF WALL & BASE UNITS**
- **MODERN BATHROOM WITH OVER BATH SHOWER**
- **OFF STREET PARKING & COMMUNAL GARDENS TO REAR**
- **SIDCUP MAINLINE STATION & MULTIPLE BUS ROUTES WITHIN 5 MIN WALK**

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BEAUTIFULLY PRESENTED 1 BEDROOM GROUND FLOOR FLAT: UNFURNISHED

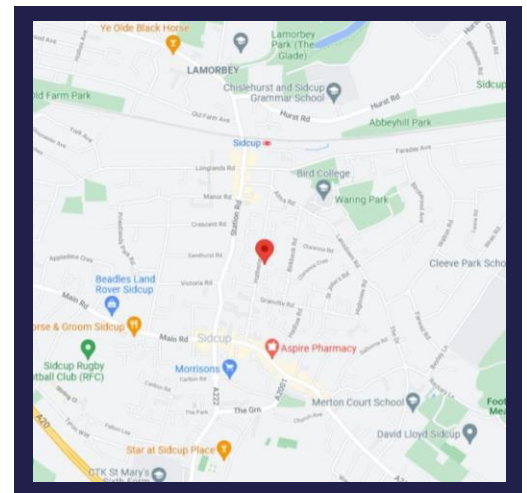
A beautifully presented and recently refurbished 1 bedroom ground floor flat. Situated in a popular residential location and close to all local amenities including: shops, schools, high street and is within 5 mins walking distance of Sidcup mainline railway station & multiple bus routes.

The property benefits from gas central heating (newly installed boiler 2019), fully rewired in 2020, double glazed windows, new carpets & flooring and has been neutrally redecorated throughout.

The accommodation comprises of: Entrance hallway with 2 large storage cupboards. Spacious living room and bedroom with large windows overlooking rear gardens. Newly installed kitchen with a range of modern wall and base units, work surfaces, stainless steel sink, built in oven, hob, extractor and plumbing space for washing machine. Modern bathroom with hand basin, bath with over bath shower and W.C. Externally to the rear there are communal gardens and off street parking (not allocated).

Available immediately. Restrictions: no pets, smokers or students.

Would suite a single person or professional couple. Must be viewed to appreciate size, finish and location.



Energy Efficiency Rating C.
(70/76) EIR 0/0

If you would like to view please contact Drewery Property Consultants on **020 8269 6600**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. None of the appliances/services have been tested by ourselves.

*Important - Admin fees apply per applicant. Please visit our website www.drewery.co.uk (information for tenants - Fees & other costs) or contact our staff.