



Drewery
a name to trust



Hadlow Road

Sidcup, DA14 4HU

Spacious, ground floor retirement studio apartment, located just off Sidcup High Street and with direct access to communal gardens. Early viewing highly recommended. CHAIN FREE.

Main Features

- Ground floor studio retirement flat
- Separate sleeping area
- Over 55's
- Direct access to communal gardens
- Chain Free
- Central location
- House Manager

FULL DESCRIPTION

Spacious ground floor over 55's retirement studio flat.

Located on a residential road just off the High street in the centre of Sidcup is this spacious studio apartment with separate sleeping area and direct access to communal gardens. The property is presented, in our opinion, in good order throughout and benefits from double glazing, residents lounge, laundry room and communal gardens. There are also emergency pull cords in each room for peace of mind.

Your earliest appointment to view is highly recommended. Chain Free.

Entrance hall

Lounge

13' 5" x 10' 10" (4.09m x 3.3m)

Kitchen

6' 1" x 5' 7" (1.85m x 1.7m)

Bedroom

8' 1" x 6' 0" (2.46m x 1.83m)

Bathroom

8' 5" x 4' 9" (2.57m x 1.45m)

Outside

Communal grounds

Parking (not allocated)

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.

It is a condition of the purchase that residents be over the age of 55 years.

Lease: 91 years remaining

Service Charge: £2703.74 per annum

Ground Rent: £300 per annum

Council Tax: Band B £1436.34 per annum

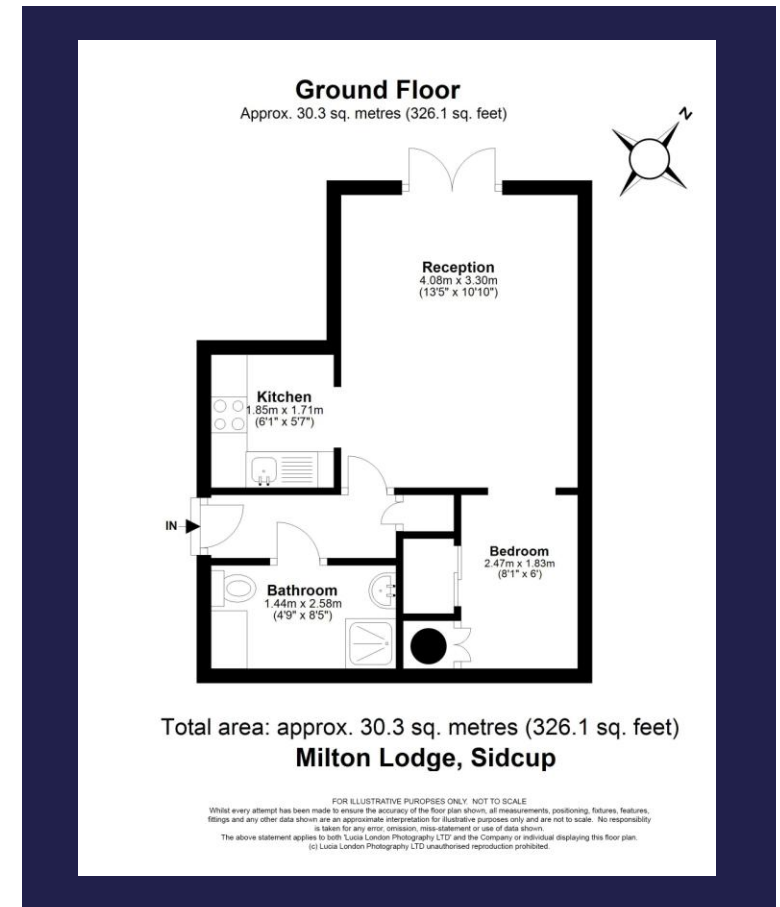
EER Rating: 52

Directions

From our Sidcup off turn left into Station Road, under the bridge and across the traffic lights.

Continue until you reach the crossroads and turn left into Sidcup High Street. Turn first left into Hatherley Road, first right into Granville Road and first right into Hadlow Road. Closest Stations: Sidcup (0.53 mi) Albany Park (1.07 mi) New Eltham (1.66 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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