



**Drewery**  
a name to trust



# Hillsley Court,

Elm Road, Sidcup, DA14 6AB

A spacious 2 bedroom ground floor apartment that sits in a convenient location and would make a great first time buy or purchase for anyone downsizing. The property sits on the doorstep of Sidcup High Street with its variety of shops, restaurants and some great transport links. It offers a really good feeling of space and benefits from parking to the rear.

## Main Features

- 2 bedroom ground floor apartment
- Ideal first purchase or for someone downsizing
- Garage and parking to the rear
- Stone's throw from Sidcup High Street
- Internal viewing recommended
- Large living room

## FULL DESCRIPTION

Offered for sale is this spacious 2 bedroom ground floor apartment that has been really well presented by the current owners. The property sits in a convenient location only a "stones throw" from Sidcup High Street with its variety of shops, restaurants and transport links which all adds up to making what we feel would be a brilliant first time buy or purchase for anyone downsizing.

The property briefly comprises of: A secure communal entrance, entrance door, entrance hall, a large living room, 2 good sized bedrooms, kitchen and bathroom. Externally there is parking to the rear with a garage and communal grounds.

## Communal entrance

## Private entrance hall

## Lounge

19' 3" x 13' 2" (5.87m x 4.01m)

## Kitchen

9' 1" x 6' 11" (2.77m x 2.11m)

## Bedroom one

12' 4" x 11' 8" (3.76m x 3.56m)

## Bedroom two

11' 8" x 8' 2" (3.56m x 2.49m)

## Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

## Outside

Communal grounds

Parking to the rear and garage (no 1)

## 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: 900+ years remaining

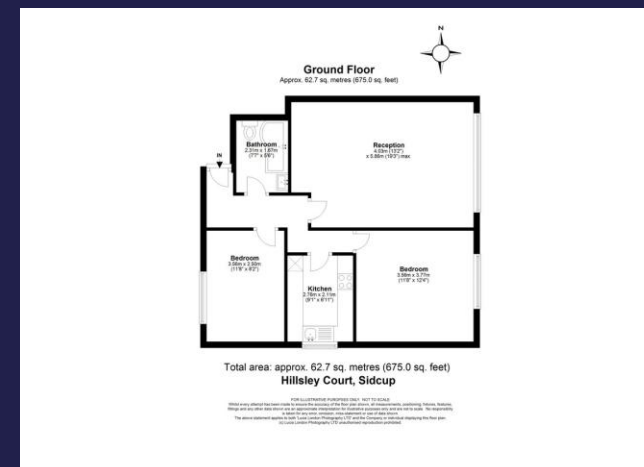
Service Charge: £2760 per annum

Council Tax: Band C £1,641.53 per annum

EER Rating: 73

## Directions

From our Sidcup office turn left and under the railway bridge. At the traffic lights proceed straight across and continue all the way to the end. At the crossroads proceed straight across into Elm Road and Hillsley Court is on the right hand side. Closest Stations: Sidcup (0.61 mi) Albany Park (1.29 mi) New Eltham (1.52 mi) Closest Schools: Benedict House Preparatory School (0.24 mi) Birkbeck Primary School (0.51 mi) Chislehurst and Sidcup Grammar School (0.79 mi)



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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