



Chislehurst Road

Sidcup, DA14 6BN

A larger than average 2 bedroom top floor apartment offering a great feeling of space as well as some great views overlooking the green open parkland of Sidcup Place. Situated in a popular location that offers easy access to the local shops at Sidcup High Street, parks and transport links. The apartment comes with a garage to the rear as well as visitor parking and communal grounds. *Share of Freehold*

Main Features

- Larger than average 2 bedroom top floor apartment
- Share of Freehold
- Garage en bloc and visitors parking
- Convenient for Sidcup High Street
- Ideal first purchase
- Spacious lounge with parkland views over Sidcup Place

FULL DESCRIPTION

Offered to the market is this larger than average 2 bedroom top floor apartment that offers a great feeling of space benefitting from views over the open parkland of Sidcup Place. Situated in a popular location providing access to Sidcup High Street with its variety of shops, coffee bars and restaurants as well as giving access to local parks and transport links.

The property briefly comprises of: A secure communal entrance, front door, entrance hall with storage, a spacious lounge with parkland views, a well presented kitchen, bathroom and two double bedrooms. Externally there is a garage, visitor parking and communal grounds.

This is a great chance to purchase a large 2 bedroom flat that also has the benefit of having a Share of Freehold.

Entrance hall

Lounge

18' 4" x 12' 6" (5.59m x 3.81m)

Kitchen

8' 6" x 6' 11" (2.59m x 2.11m)

Bedroom one

14' 2" x 9' 5" (4.32m x 2.87m)

Bedroom two

14' 2" x 9' 11" (4.32m x 3.02m)

Bathroom

7' 0" x 6' 3" (2.13m x 1.91m)

Outside

Externally there is a garage, visitor parking and communal grounds.

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 being sold with a Share of Freehold (the lease was 999 years from 10th December 2002)

Service Charge: £2171.12 per annum

Council Tax: Band C £1709.33 per annum

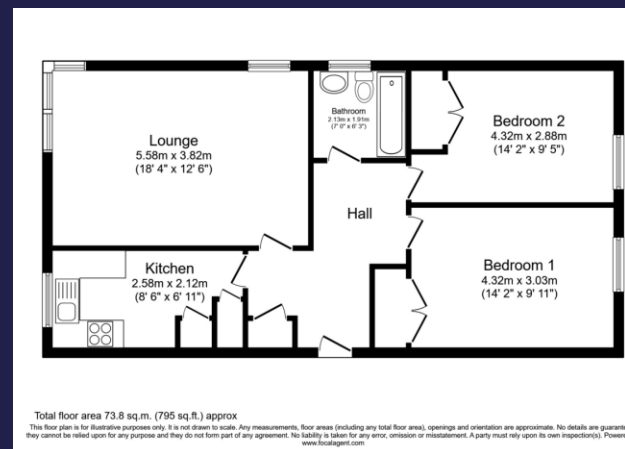
EER Rating: 64

Local authority: Bexley London Borough Council

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 continue straight across into Elm Road. At the mini roundabout proceed straight across into Chislehurst Road and the block can be found on the right hand side. Closest Stations: Sidcup (0.76 mi) Albany Park (1.40 mi) New Eltham (1.59 mi) Closest Schools: Benedict House Preparatory School (0.39 mi) West Lodge School (0.43 mi) Chislehurst School for Girls (0.56 mi) Cleeve Park School (0.94 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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