



# Manor Road

Sidcup, DA15 7HX

A deceptively spacious one bedroom top floor apartment in a sought after block. Benefitting from a communal lift and just a short stroll from the local shops and train station. The property is well presented and would make a great first time buy or "buy to let" investment. It comes with allocated parking, visitor parking and has a lease with over 900 years remaining. \*Chain Free\*

## Main Features

- Spacious one bedroom second floor apartment
- Chain Free
- Long Lease over 900+ years
- Communal lift
- Short walk to Sidcup station, shops and restaurants
- Ideal first time buy or investment opportunity

## FULL DESCRIPTION

A deceptively spacious and well presented one bedroom top floor apartment that sits in a desirable location.

This spacious apartment is located just around the corner from Sidcup train station and the local shops and restaurants and we feel would make a great first time buy or "buy to let" investment.

The property is offered chain free and briefly comprises of: A secure communal entrance, communal lift, entrance door, entrance hall with 2 storage cupboards, well presented kitchen, spacious lounge, double bedroom and a family bathroom.

Externally there are communal grounds, an allocated parking space and visitor parking.

The property benefits from a long lease over 900 years remaining and will be sure to get interest.

\*Chain free\*

## Communal entrance

Lift to all floors

## Private entrance hall

## Lounge

14' 3" x 11' 2" (4.34m x 3.4m)

## Kitchen

9' 1" x 7' 11" (2.77m x 2.41m)

## Bedroom

12' 6" x 10' 1" (3.81m x 3.07m)

## Bathroom

6' 11" x 6' 5" (2.11m x 1.96m)

## Outside

Communal grounds, an allocated parking space and visitor parking.

## 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: 999 years from August 1988 (so 965 years remaining)

Service Charge: £1901 per annum - service charge review at end of calendar year

Ground Rent: Peppercorn

Council Tax: Band C £1709.33 per annum

EER Rating: 73

## Directions

From our Sidcup office turn left into Station Road and under the railway bridge. Proceed straight across at the traffic lights and take the first turning on the right which is Manor Road. Oak House is on the right hand side.

Closest Stations: Sidcup (0.18 mi) Albany Park

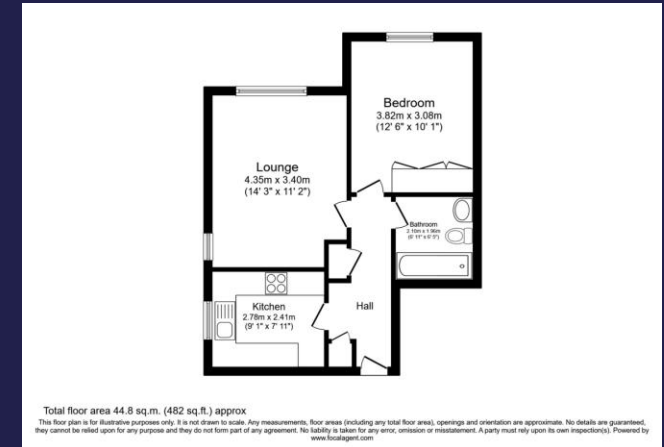
(1.12 mi) New Eltham (1.30 mi) Closest Schools:

West Lodge School (0.22 mi) Birkbeck Primary

School (0.23 mi) Chislehurst and Sidcup Grammar

School (0.41 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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