



**Drewery**  
a name to trust



# Manor Road

Sidcup, DA15 7HZ

A larger than average 2 bedroom first floor apartment that sits just a short walk from Sidcup train station, shops, parks and schools. The property comes with a long lease, parking, external storage and internal viewing comes highly recommended.

## Main Features

- Two bedroom first floor apartment
- Located just a short walk from Sidcup station
- Convenient for local schools
- Long Lease
- Ideal first purchase
- Allocated parking

## FULL DESCRIPTION

Offered for sale is this larger than average 2 bedroom first floor apartment that features 2 double bedrooms, parking and external storage.

The apartment would make a great first time purchase as it features a lease over 900 years and sits in a location that offers a short walk to Sidcup station, local shops and restaurants.

The flat briefly comprises of: a well presented living room which offers an open plan feel to the kitchen. There is a neutral bathroom and 2 double bedrooms. Externally there is parking and a storage lock up.

Internal viewing comes highly recommended on this well presented and deceptively spacious apartment

## Entrance hall

## Lounge

22' 0" x 17' 0" (6.71m x 5.18m)

## Kitchen

10' 2" x 8' 4" (3.1m x 2.54m)

## Bedroom one

11' 6" x 9' 6" (3.51m x 2.9m)

## Bedroom two

10' 0" x 8' 5" (3.05m x 2.57m)

## Bathroom

## Outside

Communal grounds.

1 underground parking space and 2 parking permits

## 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 31st July 1982 (so 957 years remaining)

Service Charge: £2618.63 per annum to including buildings insurance, cleaning, gardening etc.

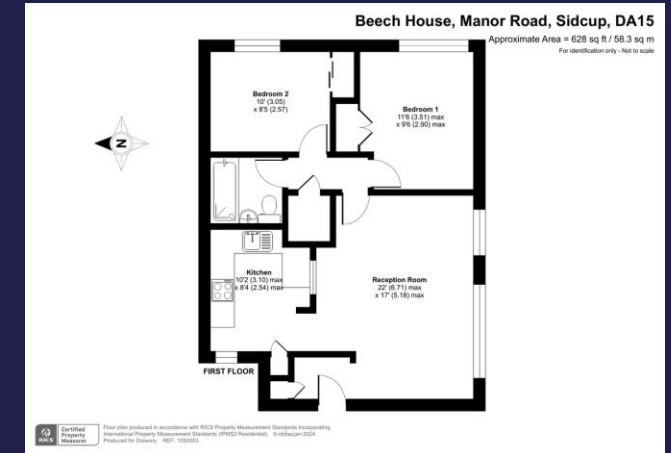
Ground Rent: Nil

Council Tax: Band C £1811.34 per annum

EER Rating: 74

## Directions

From our Sidcup office turn left and proceed along Station Road, take the second turning on the right into Manor Road. Beech House can be found 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)



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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