



# Sidcup Hill Gardens

Sidcup, DA14 6JP

A larger than average 2 bedroom ground floor maisonette that has been well presented throughout by the current owners, features a long lease and would make a great first time buy or purchase for someone downsizing.

## Main Features

- Larger than average 2 bedroom ground floor maisonette
- Long Lease
- Ideal first time purchase or for someone downsizing
- Short walk from local shops and bus routes
- Garage en bloc
- Large front lounge

## FULL DESCRIPTION

A well presented and larger than average 2 bedroom ground floor maisonette situated in this popular location. The maisonettes on Sidcup Hill Gardens all overlook a large communal green and are always popular with those downsizing as well as first time buyers.

The property briefly comprises of: private entrance, entrance hall, a larger than average front lounge, 2 good sized bedrooms, a family bathroom and a modern kitchen that overlooks and provides access to a shared rear garden area.

Sidcup Hill Gardens is located just a short walk from the local shops, bus routes and also provides access to the high street, parks and some sought after schools.

Internal viewing comes highly recommended so as to appreciate the space on offer on this very well presented maisonette.

## Entrance hall

### Lounge

16' 8" x 15' 6" (5.08m x 4.72m)

### Kitchen

11' 0" x 8' 5" (3.35m x 2.57m)

### Bedroom one

13' 10" x 10' 11" (4.22m x 3.33m)

### Bedroom two

11' 0" x 8' 10" (3.35m x 2.69m)

### Bathroom

### Outside

Communal garden.

Garage en bloc, also parking outside front of property but no specific allocation to any resident (first come first served)

## 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 Duration: 932 years remaining.

Service/Maintenance Charge: £918.95 per annum including electricity costs, gardening maintenance, tree maintenance, property maintenance and buildings insurance

Ground Rent: £6 per annum

Council Tax: Band C - £1,811 per annum.

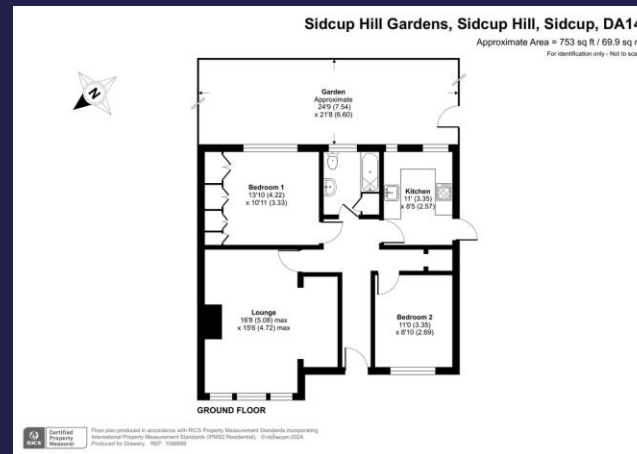
Local authority: Bexley London Borough Council

EER Rating: 61

## Directions

From our office turn left and continue along Station Road. Straight across the first set of traffic lights. At the second set of traffic lights turn left into Sidcup High Street, which in turn becomes Sidcup Hill. Sidcup Hill Gardens can be found some way down on the right hand side. Closest stations: Sidcup (1.11 mi) Albany Park (1.19 mi) St Mary Cray (1.76 mi) Closest schools: St Peter Chanel Catholic Primary School (0.15 mi) Hope Community School (0.19 mi) Cleeve Park School (0.67 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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