



Drewery
a name to trust



Kirkland Close

Sidcup, DA15 8TP

A competitively priced one bedroom first floor apartment that has been well presented, comes with 2 parking spaces, a long lease, is offered chain free and located within access of local shops and transport links.

Main Features

- One bedroom first floor apartment
- 2 parking spaces
- Long lease
- Chain Free
- Close to local shops & transport links
- Communal entrance

FULL DESCRIPTION

Offered for sale is this competitively priced one bedroom first floor apartment that we feel would make a brilliant first time buy or buy to let investment. It comes with 2 allocated parking spaces, has a long lease and sits in a location that offers easy access to the local shops and transport links.

The apartment sits on the first floor of this well maintained development and comprises: a secure communal entrance, front door, open plan lounge/kitchen, bathroom and a double bedroom. The apartment is well presented and is offered to the market chain free.

Communal entrance

Private front door

Lounge/kitchen

14' 7" x 10' 3" (4.44m x 3.12m)

Bedroom

10' 0" x 9' 0" (3.05m x 2.74m)

Bathroom

Parking

2 allocated parking spaces.

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: 960 years remaining

Service/Maintenance Charge: £1080 per annum including buildings insurance, cleaning, gardening, window cleaning, maintenance, ground rent.

Ground Rent: included in service charge

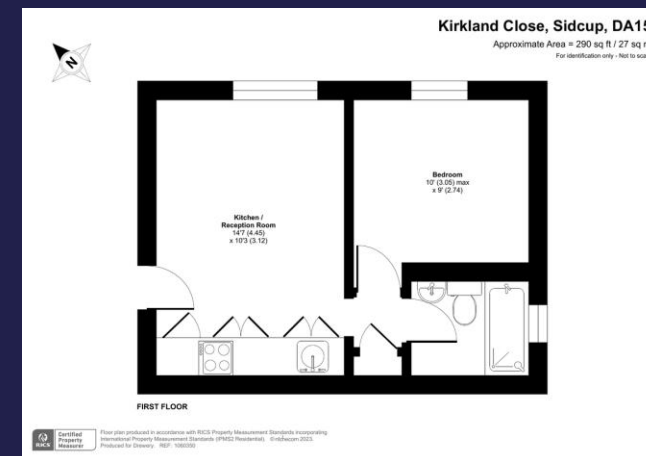
Council Tax: Band B £1584.92 per annum

EER Rating: 68

Local authority: Bexley London Borough Council

Directions

From our Sidcup office, turn right and proceed along Station Road, which in turn becomes Halfway Street, straight over at the roundabout into Avery Hill Road, at the traffic lights turn right into Blackfen Road and Parish Gate Drive is the second turning on the right hand side, then take the first turning on the left which is Kirkland Close. Closest Stations: Falconwood (0.77 mi) New Eltham (1.07 mi) Welling (1.24 mi) Closest Schools: Days Lane Primary School (0.40 mi) Harris Academy Falconwood (0.58 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