



Woodside Lane

Bexley, DA5 1EY

CASH BUYERS ONLY - Spacious 2 bedroom ground floor maisonette that features private entrance and its own private garden. The property does require its lease to be extended but has been priced accordingly. ***CHAIN FREE***

Main Features

- 2 bedroom ground floor maisonette
- Cash buyers only
- Lease extension required
- Chain Free
- Private garden
- Easy access to local shops and transport links

CASH BUYERS ONLY This is a great chance to purchase an investment/buy to let property. This ground floor maisonette does require its lease to be extended but has been priced accordingly and we feel would make a great investment.

The property is offered CHAIN FREE and briefly comprises of: private entrance, entrance hall, front lounge, 2 good sized bedrooms, bathroom and kitchen. Externally there is a private rear garden.

Situation in a location that offers easy access to local shops, transport links and some great schools.

Entrance hall

Lounge

14' 11" x 10' 5" (4.55m x 3.18m)

Kitchen

10' 7" x 7' 3" (3.23m x 2.21m)

Bedroom one

14' 9" x 10' 5" (4.5m x 3.18m)

Bedroom two

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

Bathroom

Outside

Private rear garden approximately 25' x 23' (7.62m x 7.01m)

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: 62 years remaining

No Service Charge as they own a right to manage company

Ground Rent: £100 per annum

Council Tax: Band B £1181.34 per annum

EER Rating: 64

Directions

From our Sidcup office turn right and at the traffic lights turn right into Hurst Road. At the roundabout take the first left into Penhill Road and proceed all the way to the end. At the next roundabout take the third exit onto the A210 and at the next roundabout take the second exit onto Blendon Road. Take the first left onto Banwell Road and left into Woodside Lane and the property is on the left hand side.

Closest Stations: Albany Park (0.90 mi) Bexley (1.05 mi) Bexleyheath (1.09 mi) Closest Schools: Upton

Primary School (0.31 mi) Hurst Primary School

(0.45 mi) Townley Grammar School for Girls (0.52 mi) Hurstmere School for Boys (0.88 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



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: info@drewery.co.uk www.drewery.co.uk