



# Lansdown Road

Sidcup, DA14 4EL

A large 2 bedroom first floor apartment that sits just a short walk from Sidcup train station, shops and schools. This large apartment we feel would make a great first time buy or investment and it comes with a share of the freehold.

## Main Features

- Spacious two bedroom first floor flat
- Short distance from Sidcup station, Sidcup High Street, local schools and bus routes
- Garage en bloc
- Communal grounds
- Ideal first purchase or buy-to-let investment opportunity
- Spacious lounge/diner

## FULL DESCRIPTION

Offered for sale is this large 2 bedroom first floor apartment that we feel would make a great first time buy or buy to let investment. It sits just a short walk from Sidcup train station, shops and schools and features a share of the freehold.

The property is well presented throughout, gas central heated and internal viewing comes highly recommended.

It briefly comprises of: a secure communal entrance, front door, entrance hall, a large lounge, kitchen, bathroom, 2 good sized bedrooms and storage. Externally there is a garage en bloc and communal grounds.

## Entrance hall

### Lounge

15' 11" x 11' 10" (4.85m x 3.61m)

### Kitchen

13' 3" x 5' 10" (4.04m x 1.78m)

### Bedroom one

15' 11" x 9' 9" (4.85m x 2.97m)

### Bedroom two

10' 2" x 6' 9" (3.1m x 2.06m)

### Bathroom

### Outside

Communal grounds

Garage en bloc and two visitors parking spaces for short term use only (2 hours max stay).

## 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.

Being sold with Share of Freehold

Lease Duration: 999 years

Service/Maintenance Charge: £780 per annum to include buildings insurance, communal area cleaning, window cleaning and gardening.

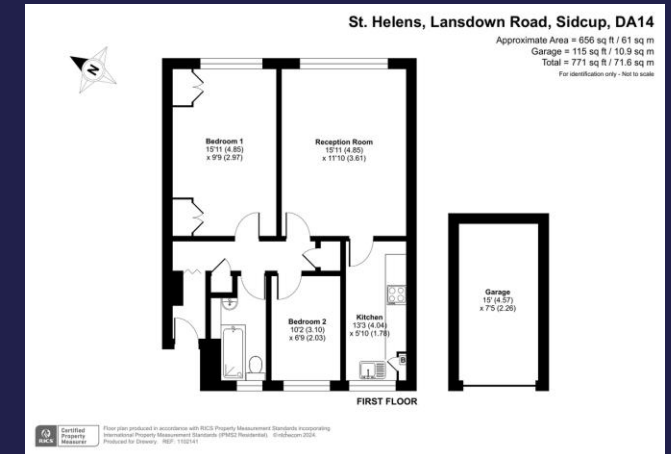
Ground Rent: N/A

Council Tax: Band C £1711,34 per annum

EER Rating: 79

## Directions

From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn left into Hatherley Crescent. Turn immediate right into Hatherley Road and take the first turning on the left into Alma Road. This in turn becomes Lansdown Road. Closest Stations: Sidcup (0.30 mi) Albany Park (0.84 mi) New Eltham (1.65 mi) Closest Schools: Birkbeck Primary School (0.13 mi) Chislehurst and Sidcup Grammar School (0.37 mi)



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)

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