



Durham Road

Sidcup, DA14 6LP

A beautifully presented 2 bedroom ground floor apartment that comes with its own private garden, allocated parking and is offered to the market CHAIN FREE. We feel this would make a great first time buy or purchase for someone downsizing and it is located just a short stroll from the local high street as well as giving access to local parks, schools and transport links. * chain free*

Main Features

- 2 bedroom ground floor maisonette
- Private Garden
- Allocated Parking
- Chain Free
- Ideal first purchase or downsizing opportunity
- Short walk from local shops parks, schools and transport links

FULL DESCRIPTION

Offered to the market is this beautifully presented, spacious 2 bedroom ground floor apartment. It comes with its own private garden accessed off the lounge and private parking. Located only a short walk from the local high street, parks and transport links.

The apartment briefly comprises of: a secure communal entrance, entrance door, entrance hall, a large open plan living area that has been presented to a high standard, a brand new kitchen open plan to the lounge with breakfast bar all overlooking and giving access to its own private garden. There is an amazing brand new bathroom and 2 good sized bedrooms all making this a property that you could simply move straight into with no work needing doing.

Externally there is the private garden, allocated parking and communal grounds. *chain free*

Entrance hall

Lounge/kitchen/diner

24' 4" x 15' 2" (7.42m x 4.62m)

Bedroom one

14' 8" x 11' 4" (4.47m x 3.45m)

Bedroom two

11' 5" x 8' 3" (3.48m x 2.51m)

Bathroom

Outside

Decked garden area approximately 23'3 x 12'2 (7.09m x 3.71m)

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: 99 years remaining

Service Charge: £1970 per annum (including cleaning, gardening, window cleaning and general maintenance)

Ground Rent: £100 per annum

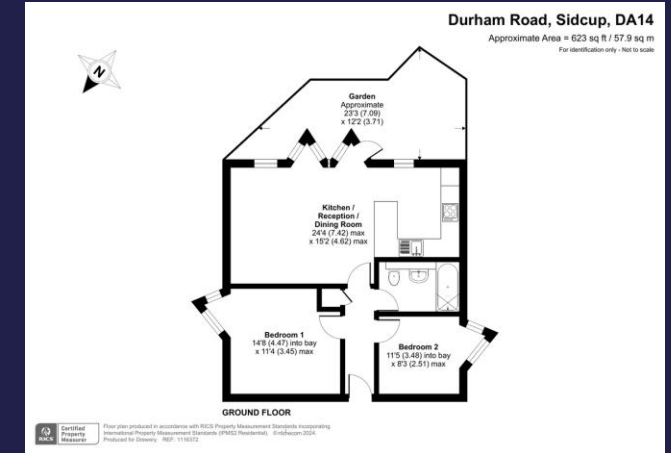
Council Tax: Band C - £1915.59 per annum

EER Rating: 74

Directions

From our Sidcup office turn left into Station Road, under the railway bridge and straight across at the traffic lights and proceed to the end and turn left at the traffic lights into Sidcup High Street and continue until the road becomes Sidcup Hill and Durham Road is the third turning on the right. Closest Stations: Sidcup (0.80 mi) Albany Park (1.13 mi) New Eltham (1.91 mi) Closest Schools: Orchard School (0.17 mi) Merton Court School (0.18 mi) Cleeve Park School (0.62 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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