



Montague Court Station Road

Sidcup
DA15 7DQ

Share of Freehold

Offered to the market is this larger than average 2 bedroom top floor apartment. The property features a 28ft through lounge with balcony and is located just a short walk from Sidcup train station, shops and restaurants.

Montague Court is such a well maintained development with the grounds all beautifully presented and we feel it would make a fantastic first time buy or purchase for anyone downsizing. The property briefly comprises of: a secure and well maintained communal entrance, front door, entrance hall, a huge lounge measuring over 28ft long and providing access out onto the balcony, modern kitchen, two double bedrooms and a family bathroom.

Externally there are beautifully maintained gardens and a private garage en bloc along with residents parking area.



Local Authority Bexley London Borough
Council
Council Tax Band C
EPC Rating C

Share of Freehold
Lease 960 years remaining
Service Charge £1,200 per annum
Ground Rent None

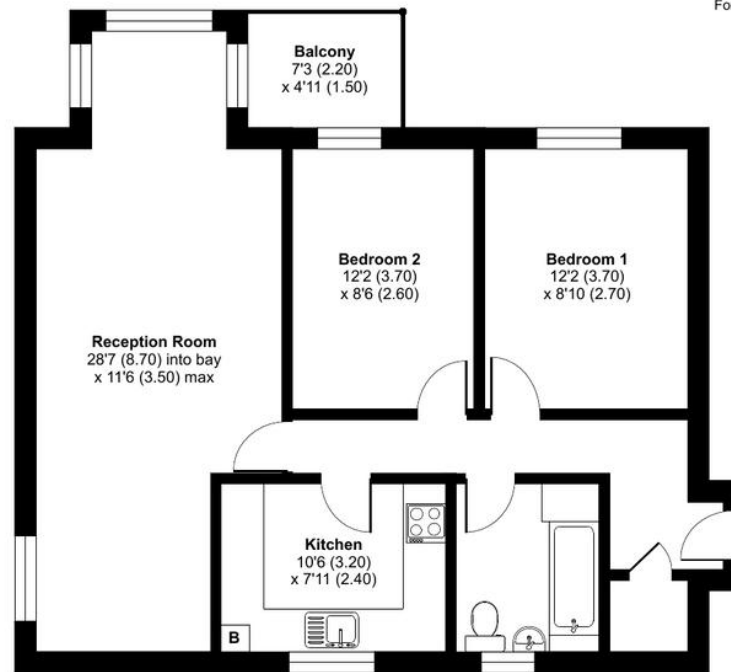
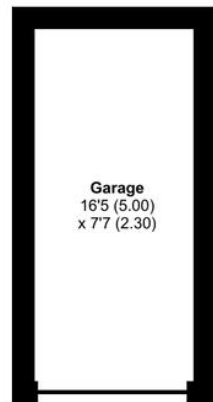
Station Road, Sidcup, DA15

Approximate Area = 756 sq ft / 70.2 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 879 sq ft / 81.6 sq m

For identification only - Not to scale



SECOND FLOOR



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.