



# The Park

Sidcup, DA14 6AN

A deceptively spacious one bedroom ground floor apartment that sits in such a popular tree lined road. The property we feel would make a great first time buy, investment or purchase for anyone looking to downsize and internal viewing comes highly recommended. It sits in a location that offers easy access to the local high street, parks and transport links.

## Main Features

- One bedroom ground floor apartment
- Easy access to Sidcup High Street
- Garage en bloc
- Communal grounds
- Great first time buy

## FULL DESCRIPTION

Offered to the market is this deceptively spacious one bedroom ground floor apartment that sits in such a popular road. The property offers easy access to the local shops at Sidcup high street, transport links and parks and briefly comprises of: Entrance hall, lounge, kitchen, bedroom and bathroom. There is a garage en bloc and communal grounds.

We feel this would make a great first time buy, investment or purchase for anyone downsizing and internal viewing comes highly recommended

### Entrance hall

### Lounge

19' 0" x 11' 0" (5.79m x 3.35m)

### Kitchen

6' 11" x 6' 4" (2.11m x 1.93m)

### Bedroom

13' 6" x 9' 4" (4.11m x 2.84m)

### Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)

### Outside

Communal grounds

Garage en bloc and visitors parking

## 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.

The property is being sold with a Share of Freehold  
Unexpired lease: 110 years remaining

Service Charge: £1594 per annum (including buildings insurance)

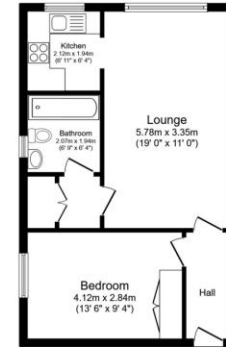
Council Tax: Band B £1495.66

EER Rating: 67

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn left and under the railway bridge. Proceed straight across the traffic lights into Station Road. At the crossroads proceed straight across into Elm Road (A222) and over the mini roundabout. Take the first turning on the right into The Park and the block can be found on the left hand side. Closest Stations: Sidcup (0.72 mi) Albany Park (1.40 mi) New Eltham (1.52 mi) Closest Schools: Longlands Primary School (0.58 mi) Birkbeck Primary School (0.62 mi) Chislehurst and Sidcup Grammar School (0.90 mi)



Total floor area 47.0 sq.m. (506 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by: [www.flooragent.com](http://www.flooragent.com)



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