



Longlands Road

Sidcup, DA15 7LX

A larger than average 2 bedroom split level apartment that features 2 double bedrooms, an open plan living room, balcony, parking and a long lease over 900 years. Although it requires modernising in some parts we feel it would make a great first time buy as it also sits in a location that offers a short walk to the train station and local shops.

Main Features

- Larger than average 2 bedroom split level apartment
- Requires some modernisation
- Balcony
- Parking
- Long lease
- Short walk to Sidcup station

FULL DESCRIPTION

Offered for sale is this larger than average 2 bedroom split level apartment that sits just a short walk from Sidcup train station and local shops.

The property would make a great first time buy and it briefly comprises of: Entrance hall, a living room that offers an open plan feel through to the kitchen as well as a door out onto a private balcony. The first floor of this split level apartment features 2 double bedrooms and a neutral bathroom.

Externally there is the private balcony, communal grounds and residents parking.

This is a great chance to purchase a spacious apartment in a sought after central location.

Entrance hall

Lounge

14' 11" x 14' 7" (4.55m x 4.44m)

Balcony

8' 9" x 3' 0" (2.67m x 0.91m)

Kitchen

11' 9" x 7' 6" (3.58m x 2.29m)

First floor landing

Bedroom one

14' 11" x 9' 9" (4.55m x 2.97m)

Bedroom two

14' 11" x 8' 5" (4.55m x 2.57m)

Bathroom

Outside

Communal grounds.

Allocated underground parking space.

Parking permits outside.

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: 999 years from 1st July 1982 (so 957 years remaining)

Service/Maintenance Charge: £2618.64 per annum covers buildings insurance, window cleaning, ground and greenery maintenance and external lighting.

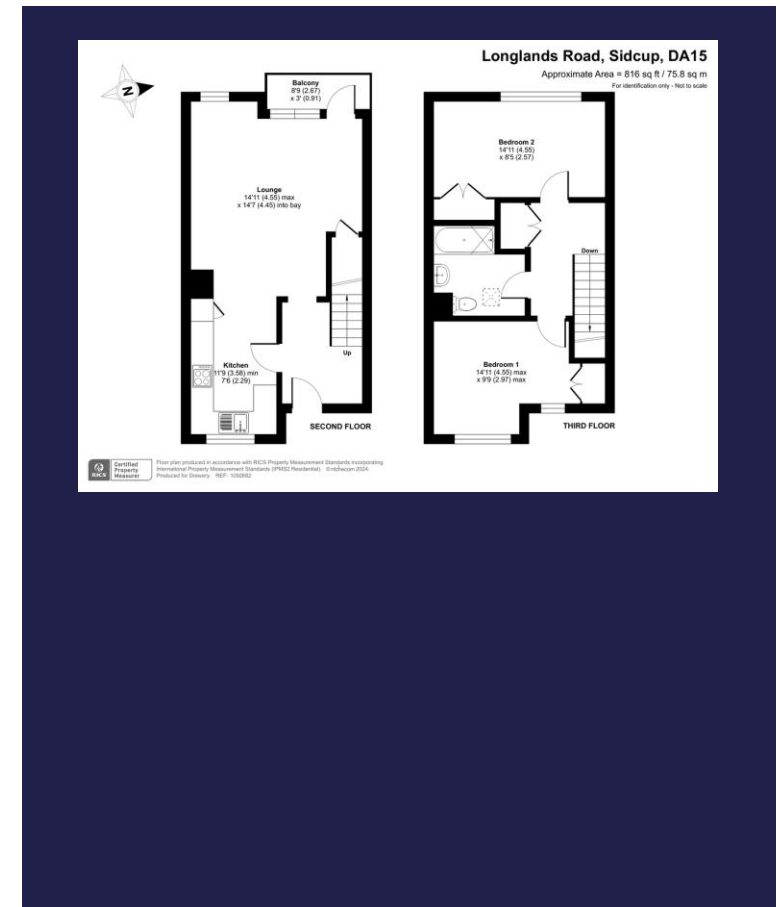
Council Tax: Band C - £1811.34 per annum

EER Rating: 65

Directions

From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn right into Longlands Road and Cornel House can be found on the left hand side. Closest Stations: Sidcup (0.24 mi) Albany Park (1.19 mi) New Eltham (1.22 mi) Closest Schools: Benedict House Preparatory School (0.26 mi) Birkbeck Primary School (0.32 mi) Chislehurst and Sidcup Grammar School (0.46 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