



# Station Road

Sidcup, DA15 7DY

We are pleased to offer this large studio apartment with high ceilings and its own section of rear garden that sits in a period conversion. The property is situated on the ground floor, is in good condition and is located in a central location offering a short walk to Sidcup train station, shops and restaurants.

## Main Features

- Large ground floor studio apartment
- Own section of rear garden
- Close to Sidcup High Street and Sidcup station
- Ideal investment opportunity or first time purchase
- Period conversions with high ceilings
- Internal viewing highly recommended

## FULL DESCRIPTION

We are pleased to offer this large studio apartment with high ceilings and its own section of rear garden that sits in a period conversion. The property is situated on the ground floor, is in good condition and is located in a central location offering a short walk to Sidcup train station, shops and restaurants.

We feel this would make a great purchase for anyone looking for a first step on the property ladder or as a buy to let investment. The apartment briefly comprises of: A secure communal entrance, entrance door, entrance lobby, a large lounge/bedroom which offers plenty of space with its tall ceilings and neutral décor, a well presented kitchen and bathroom, and a door that takes you directly out onto the communal gardens.

This is such a spacious and well-presented studio apartment and one that sits in such a central location. Internal viewing comes highly recommended.

## Entrance porch

### Open plan lounge/bedroom

14' 5" x 13' 5" (4.39m x 4.09m)

### Kitchen

9' 8" x 8' 10" (2.95m x 2.69m)

### Internal hallway

### Bathroom

8' 2" x 5' 10" (2.49m x 1.78m)

### Outside

Large communal garden.

## 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: 113 years remaining (125 years from 24th March 2012)

Service charge: £2200.00 per annum (payable every 6 months)

Ground rent: £350 per annum including buildings insurance - currently fixed until 2037 (renewed every 25 years).

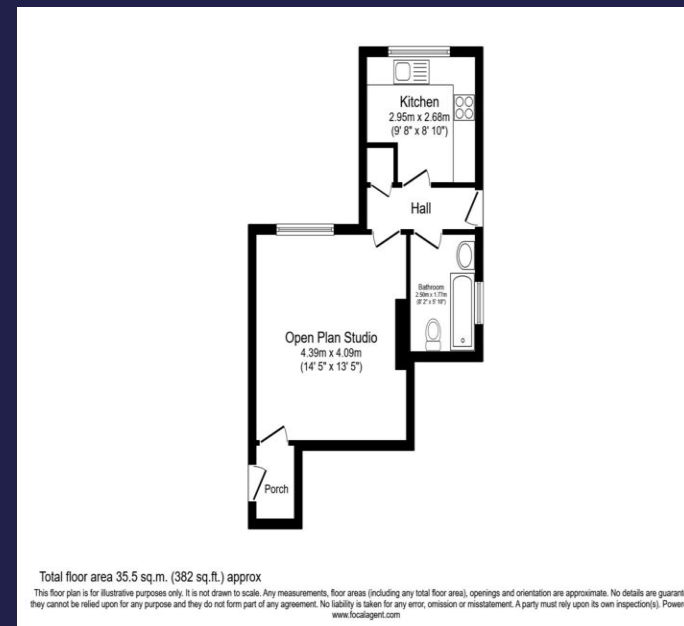
Council Tax: Band A £1436.69 per annum.

EER Rating: 69

## Directions

From our Sidcup Office, turn left into Station Road. Under the bridge. Straight across at the traffic lights and the property is on the left hand side. Closest Stations: Sidcup (0.19 mi) Albany Park (1.06 mi) New Eltham (1.38 mi) Closest Schools: Birkbeck Primary School (0.17 mi) Holy Trinity Lamorbey Church of England School (0.41 mi) Chislehurst and Sidcup Grammar School (0.4 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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