



Maylands Drive

Sidcup, DA14 4BF

One bedroom top floor apartment situated in a quiet, modern development, yet convenient for Albany Park station. *IDEAL FOR FTB OR INVESTMENT OPPORTUNITY *

Main Features

- One bedroom top floor apartment
- Gated allocated parking and bike shed
- Fantastic roof terrace
- Fantastic views towards Foots Cray Meadows
- Convenient for Albany Park Station
- Entry phone system

FULL DESCRIPTION

We are pleased to offer for sale this one bedroom top floor apartment that sits in this quiet, modern development. Benefitting from well maintained, secure communal areas, gated allocated parking, bike shed and a fantastic roof terrace. The apartment is convenient for Albany Park station (Zone 5) with excellent commuter links.

The apartment briefly comprises: Entrance door, entrance hall with entry phone system and cupboard storage, a double bedroom and large bathroom. The hall leads into a deceptively spacious living room with south facing Juliette balcony providing fantastic views towards Foots Cray Meadows. The living room flows through to the kitchen, creating an open plan feel, whilst doors provide the option of separating the spaces. The kitchen has a range of integrated appliances.

We feel this is a great modern apartment ideal for a first time buyer or investor. It offers the perfect combination of convenience, with access to local shops and Albany Park train station, and easy access to a range of open green spaces.

Entrance hall

Lounge

14' 10" x 14' 3" (4.52m x 4.34m)

Kitchen

10' 7" x 6' 4" (3.23m x 1.93m)

Bedroom

11' 5" x 11' 0" (3.48m x 3.35m)

Bathroom

Outside

Includes allocated secure parking space

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: 150 years remaining

Service/Maintenance Charge: £1313.16 per annum including buildings insurance, maintenance of communal areas and external repairs and decorations. However there is an additional £1824

due at the end of July 2024 to cover the share of the cost of planned works and external redecoration and repairs and the current owners have said they will cover this additional cost.

Ground Rent: £150 per annum

Council Tax: Band C - £1915.59 per annum.

Local authority: Bexley London Borough Council

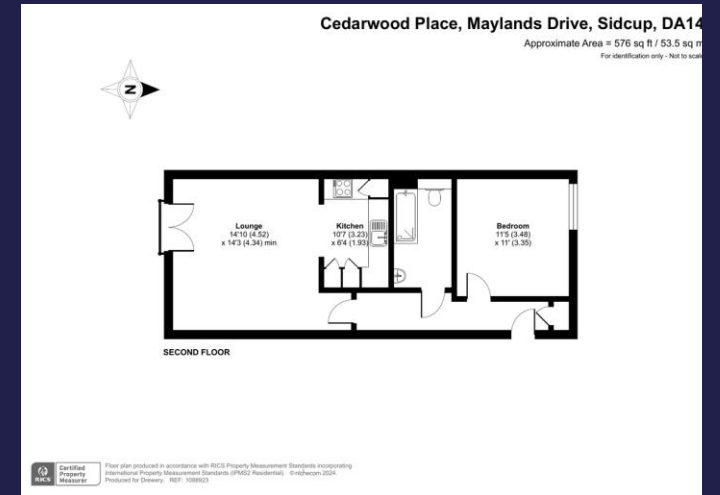
EER Rating: 80

Directions

From our Sidcup office turn left into Station Road, under the railway bridge and at the traffic lights turn left into Faraday Avenue. Continue to the end and turn right into Bexley Lane and right into Royal Road and then take the second left into Maylands Drive.

Closest Stations: Albany Park (0.35 mi) Sidcup (0.91 mi) Bexley (1.22 mi) Closest Schools: Royal Park Primary Academy (0.17 mi) Hurst Primary School (0.65 mi) Cleeve Park School (0.35 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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