



**Flat 4, Larkspur Lodge, 22 Lansdown Road, Sidcup, Kent, DA14 4EG
£1,550 pcm**



Lansdown Road

Sidcup, DA14 4EG

BEAUTIFUL TWO BEDROOM APARTMENT - UNFURNISHED

Main Features

- SHORT WALK TO SIDCUP STATION
- MODERN KITCHEN & BATHROOM
- BALCONY
- ALLOCATED PARKING SPACE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- LARGE LOUNGE/DINER
- NEW CARPETS

DESCRIPTION

Stunning two bedroom apartment. Situated in a popular residential location and close to all local amenities including: shops, schools, high street, bus routes and within walking distance of Sidcup mainline railway station.

The property benefits from gas central heating, double glazing, entry phone system, new carpets and has been redecorated throughout in a neutral decor.

The accommodation comprises: Entrance hallway with plenty of storage cupboards, well proportioned living room with double glazed patio doors to the balcony, modern fitted kitchen with a range of wall and base units, built in oven and hob, fridge / freezer and washing machine, two good sized bedrooms with the second bedroom benefitting from a fitted wardrobe and a large modern bathroom with hand basin, bath with electric shower and W.C. Externally there are communal gardens and an allocated parking space. The property is available end immediately.

ADDITIONAL INFORMATION

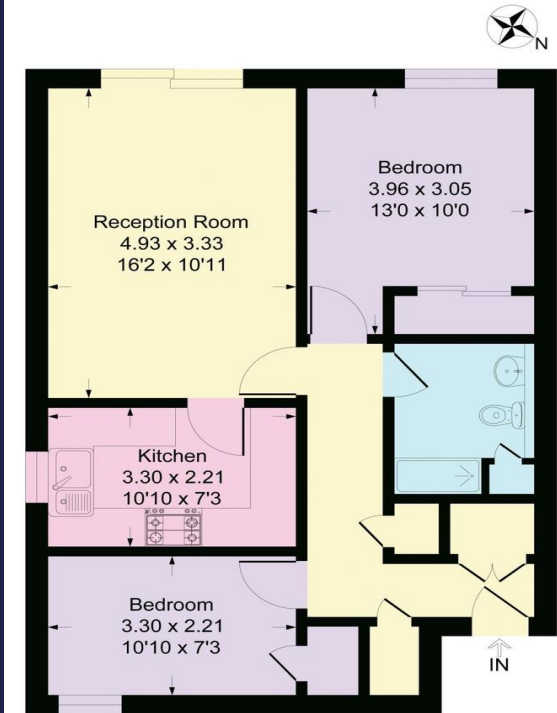
Restrictions: no pets, smokers, students or sharers. Children are at the landlord's discretion.

Council Tax Band - C (£1,915.59)
Rent - £1,550 Per Calendar Month
Security Deposit - £1,788.46
12 Month Tenancy

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Larkspur Lodge, Lansdown Road, DA14

Approximate Gross Internal Area = 61.0 sq m / 657 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, floor and ceiling heights before making any decisions reliant upon them.



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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. None of the appliance/services have been tested by ourselves.

*Important – Admin fees apply per applicant. Please visit our website www.drewery.co.uk (information for tenants – Fees & other costs) or contact our staff.