



Guide Price £350,000

Kemnal Court, Main Road, Sidcup, DA14 6QL

Chattertons

EST 1893

GF 2 bedroom 2 bathroom

This is a MODERN GROUND FLOOR APARTMENT with access to PRIVATE PATIO and features 2 DOUBLE BEDROOMS and 2 BATHROOMS. The property forms part of a WELL KEPT low level BUILDING with IMPRESSIVE GLASS ENTRANCE protected by SECURITY ENTRYPHONE. The property itself is in excellent condition and has GAS CENTRAL HEATING with COMBI BOILER, DOUBLE GLAZING and is decorated in LIGHT and NEUTRAL colours. Located in a GREAT POSITION with a selection of GOOD LOCAL SHOPS close at hand and multiple travel options including BUS ROUTES and MAINLINE STATIONS. The apartment also has an ALLOCATED PARKING SPACE and LONG LEASE.



Modern Ground Floor Apartment

2 Double Bedrooms

2 Bathrooms

Access to Private Patio

Communal Entrance Hall

Well kept entrance with entry phone system.

Entrance Hall

Radiator, carpet, large storage cupboard.

Lounge 16' 5" x 14' 8" (5.00m x 4.47m)

Double glazed French Doors to garden, radiator, carpet, double doors to kitchen.

Kitchen 10' 8" x 6' 1" (3.25m x 1.85m)

Fitted wall and base units with laminate work surface, stainless steel single drainer sink unit with mixer taps and one and a half bowl, built in oven and hob with extractor hood above, integrated dishwasher, integrated washing machine, integrated fridge freezer, attractive splash, backs under counter lighting, eye level microwave, tiled floor, cupboard housing Valiant combi boiler.

Allocated Parking

Excellent Condition

Gas Central Heating & Double glazing

Long Lease

Bedroom 1 13' 9" x 11' 10" (4.19m x 3.60m)

Double glazed window, integrated wardrobe, radiator, carpet.

En Suite

Walk in shower, fully tiled, wall hung wash hand basin, close coupled low level w.c, tiled walls and floor, Chrome heated towel rail

Bedroom 2 11' 1" x 8' 7" (3.38m x 2.62m)

Double glazed window, radiator, built in wardrobe, carpet.

Bathroom

Panelled bath with mixer taps and shower attachment, wall hung wash hand basin, low level w.c, tiled walls and floor, chrome heated towel rail.

Communal Gardens

Parking

Allocated parking space

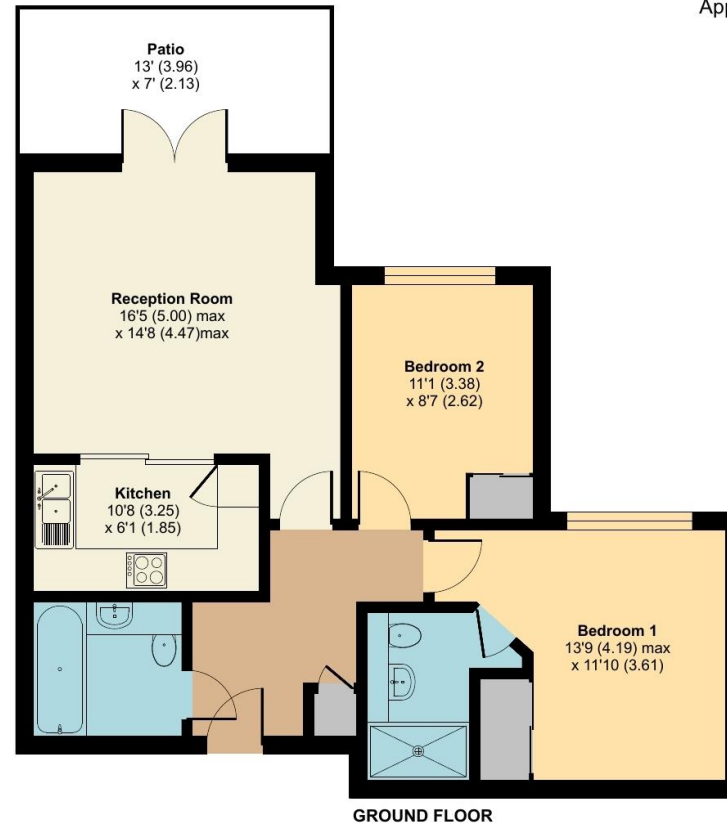




Main Road, Sidcup, DA14 6

Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Chattertons Estate Agents Ltd. REF: 987193

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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