



£325,000

Linden Court, Main Road, Sidcup, DA14 6RU

Chattertons

EST 1893

Stunning first floor apartment

On the first floor of a modern low level block is this stunning apartment offering 789 square feet of space. The accommodation includes a very large main reception, separate modern kitchen, 2 double bedrooms, high end bathroom with bath separate shower and wc with an additional wc which is as much useful as it is unusual. Presented in immaculate condition with modern double glazing and gas central heating. The property also comes with a garage en bloc and share of freehold. Located in between New Eltham and Sidcup town centres and so close by to a host of shops, services and transport options. To the rear is a very well kept communal garden



Stunning first floor apartment
Part of a modern low level block
2 double bedrooms
Large main reception
High end bathroom with bath and separate shower

Communal Entrance

Entry phone system, stairs to first floor

Entrance Hall

Wood style laminate flooring, radiator, spotlights, large storage cupboard for coats, storage cupboard with plumbing for washing machine, storage cupboard with shelves and light.

Lounge 19' 8" x 10' 11" (5.99m x 3.32m)

Double glazed window, radiator, wood style laminate flooring

Kitchen 11' 0" x 6' 5" (3.35m x 1.95m)

Double glazed window, fitted wall and base units, quartz work surface, stainless steel single drainer sink unit with chef style mixer tap, built in oven and induction hob with extractor fan, integrated dishwasher, integrated fridge freezer, cupboard housing Baxi combi boiler, spot lights, wood style laminate flooring

2 wcs
Modern double glazing
Modern kitchen
Share of freehold
Garage en bloc

Bedroom 1 16' 7" x 10' 2" (5.05m x 3.10m)

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

Bedroom 2 12' 3" x 8' 10" (3.73m x 2.69m)

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

Bathroom

Panelled bath with black mixer taps, walk in shower, low level wc. wash hand basin with black mixer taps and vanity below, extractor fan, spot lights, vinyl flooring

Additional WC

Low level wc

Garage en Bloc 17' 9" x 8' 0" (5.41m x 2.44m)

Communal Gardens

Laid to lawn





Main Road, Sidcup, DA14

Approximate Area = 789 sq ft / 73.2 sq m

Garage = 145 sq ft / 13.5 sq m

Total = 934 sq ft / 86.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1220991

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