

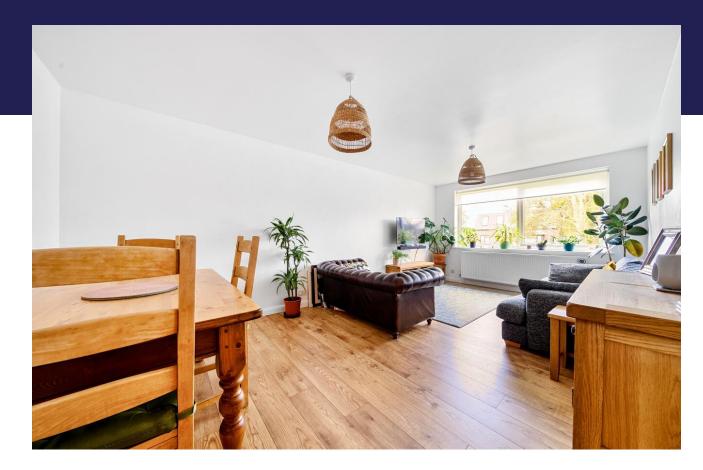
£325,000

Linden Court, Main Road, Sidcup, DA14 6RU

# Chattertons

## 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

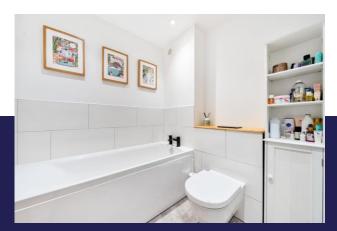
Garage en Bloc 17' 9" x 8' 0" (5.41m x 2.44m)

#### **Communal Gardens**

Laid to lawn













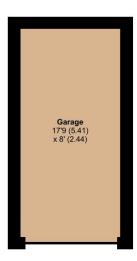


### Main Road, Sidcup, DA14

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





TINOTTEGOR

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

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:

**020 8859 4000**405 Footscray Road
New Eltham SE9 3UL
sales.neweltham@chattertons.org.uk

