

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Stunning First Home...
Spindle House, Manor Road

Fixed Price £315,000 SHARE OF FREEHOLD
(950+ YEARS)

Wisdom Estates are delighted to welcome to the market, this well-presented Two Double Bedroom Ground-Floor Apartment. Located within 0.5 mile radius to all nearby amenities, shops, and transport links, this property benefits from it's own private front door, a large and bright Lounge, a spacious Kitchen, a contemporary Bathroom, and secure allocated parking. This is a must-see property for any First Time Buyer who is looking to get onto the property ladder. EPC Rating TBC

FEATURES INCLUDE:

- Two Bedroom Ground Floor**
- Share of Freehold 950+ Year Lease**
- 0.3 Miles to Sidcup Station**
- Secure Underground Parking**
- 0.5 Miles to Sidcup High Street**
- Easy Access to local shops, coffee bars and restaurants**

REF: 11557

0208 090 5959
www.Wisdom-Estates.co.uk

The accommodation comprises:

ENTRANCE HALL Entering directly through your own private front door, the Entrance Hall comprises durable wood-laminate flooring, and a large storage cupboard making it the ideal space in which to hang your coats, and store your shoes.

LOUNGE 17' 9" x 11' 2" (5.41m x 3.4m) The bright and airy Lounge is adorned with bountiful natural light provided by the two large floor-to-ceiling double-glazed windows, and further benefits from two wall-mounted storage heaters, and easy to clean wood-laminate flooring laid throughout.

KITCHEN 9' 10" x 7' 10" (3m x 2.39m) The Kitchen has been intelligently designed to maximise on the use of space. Boasting a large double-glazed window to rear, an array of matching wall and base units, plumbing and space for appliances, alongside part-tiled walls, and fully-tiled flooring.

LOBBY The lobby comprises a storage cupboard and wood laminate flooring, and acts as a natural divide between the Lounge and Bedrooms.

BEDROOM ONE 11' 4" x 10' 4" (3.45m x 3.15m) Bedroom One benefits from a large floor-to-ceiling double-glazed window to front, a wall-mounted storage heater, built-in wardrobes, and wood-laminate flooring.

BEDROOM TWO 10' 5" x 7' 7" (3.18m x 2.31m) Bedroom Two is another good sized double and comprises a floor-to-ceiling double-glazed window to rear, a wall-mounted storage heater, a storage cupboard, and a fitted carpet.

BATHROOM The Family Bathroom encompasses a double-glazed window to side, fully-tiled walls, wood-laminate flooring, and a three-piece suite comprising of; a W/C, a hand-wash basin, and a bath with wall-mounted power-shower.

ALLOCATED SECURE PARKING Externally there are communal grounds around the property, and an allocated underground parking bay.

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: Share of Freehold 950+ years remaining

Service Charge: £2599.68 per annum

Ground Rent: Peppercorn

Council Tax: Band C

Allocated parking space underground (no 1) & permit parking available

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

Viewing

Wisdom Estates – Sidcup – 0208 090 5959

