

**RE/MAX**  
SELECT

Asking Price £350,000 Leasehold



**Flat 4, 13 Heaslip Court, Blackfen Road,  
Sidcup, Kent DA15 8QD**



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this stunning first floor apartment with OFF STREET PARKING, close to transportation links, schools, and Blackfen Road's amenities. This spacious property comprises 2 DOUBLE bedrooms, large open-plan kitchen/living/dining room, and good-sized bathroom.

Further benefits include double glazing, gas central heating, and communal garden. Total Internal Area approx: 638.94 sq ft (59.36 sq m). EPC Rating B83. CHAIN FREE

## FEATURES

- First floor apartment
- 2 DOUBLE bedrooms
- Open-plan kitchen / living room
- Bathroom with underfloor heating
- Off street parking
- Communal garden
- New 125 lease upon completion
- CHAIN FREE





## ROOM DESCRIPTIONS

### First Floor

#### Entrance Hall

Laminate flooring, entry-phone system.

#### Open-Plan Kitchen

Leading from living room; laminate flooring; range of gloss wall and base units with granite-effect worktops and splashback; stainless steel sink and drainer unit; 4-burner gas hob, extractor hood, electric oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine; cupboard housing combination boiler.

#### Living Room

Laminate flooring, radiator, double glazed windows.

#### Bedroom

Laminate flooring, radiator, double glazed windows.

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Laminate flooring, radiator, double glazed windows.

#### Bathroom

Underfloor heating, fully tiled; vanity wash-hand basin with integrated w/c; bath with mixer tap, glass screen and shower over; extractor fan, heated towel-rail.

### Exterior

#### Allocated Parking

Off street parking for one car.

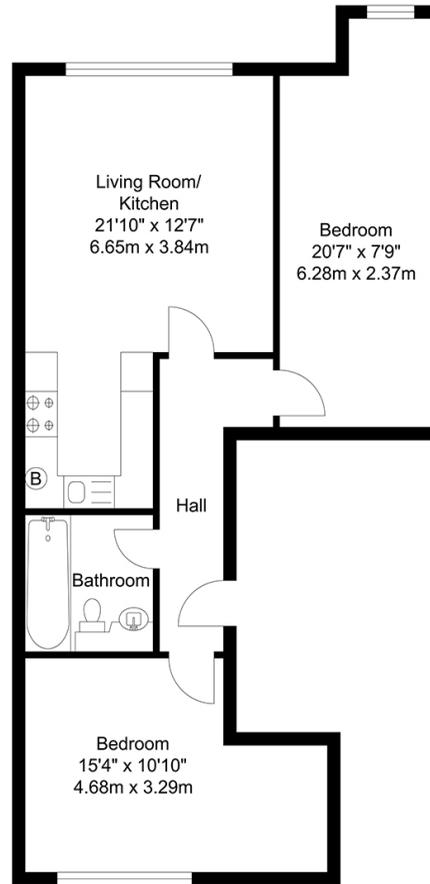
#### Communal Garden

2,000 sq ft (approx; 50ft x 40ft at widest points); patio, large artificial lawn.

#### Information

- 0.6 miles (approx) to Falconwood Station (direct to 5 London Terminal stations)
- Easy access to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- Close to Blackfen Road amenities
- 1.0 miles (approx) to Danson Park & Lake
- Council Tax: Band C
- New 125 year lease upon completion
- Service Charge: £1,500.00 per annum

# FLOORPLAN



Approximate Floor Area  
638.94 SQ.FT.  
(59.36 SQ.M.)

TOTAL APPROX FLOOR AREA 638.94 SQ. FT / 59.36 SQ. M  
For Identification Purposes Only.

