



Guide Price £325,000 Leasehold



Chailey Court, Chailey Close, Sidcup, Kent DA15 9BE





## PROPERTY DESCRIPTION

GUIDE PRICE £325,000 - £350,000 • RE/MAX SELECT are delighted to offer for sale this stunning first floor apartment with ALLOCATED PARKING, located in a small development, close to transportation links, schools, and Blackfen Road's amenities. This spacious property comprises 2 DOUBLE bedrooms, large open-plan kitchen/living/dining room, good-sized bathroom. Further benefits include double glazing and gas central heating.

Total Internal Area approx: 633.99 sq ft (58.90 sq m). EPC B84





## ROOM DESCRIPTIONS

### First Floor

#### Entrance Hallway

Amtico flooring, entry-phone system, storage cupboard, radiator.

#### Kitchen / Dining / Living Room

7.08m x 4.58m (23' 3" x 15' 6") Amtico flooring; range of gloss soft-closing wall and base units with complementary worktops and splashback; fitted gas hob, oven/grill, stainless steel extractor hood; stainless steel sink with mixer tap; integrated dishwasher, integrated washing machine, integrated fridge/freezer, radiator, double glazed windows.

#### Bedroom

4.60m x 3.07m (15' 1" x 10' 1") Carpeted, radiator, double glazed windows.

#### Bedroom

4.60m x 2.00m (15' 1" x 6' 7") Carpeted, radiator, double glazed windows.

#### Bathroom

2.15m x 1.86m (7' 1" x 6' 1") Tiled flooring, tiled walls; panelled bath with mixer tap and thermostatic rainfall shower fitting; wall-hung wash-hand basin and mixer tap; w/c, heated towel-rail, extractor fan, double glazed frosted window.

### External

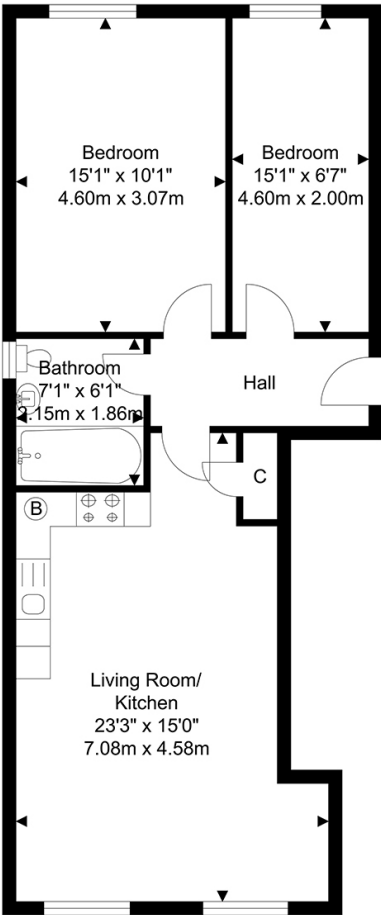
#### Allocated Parking

Allocated parking; visitor bays available.

#### Information

- Close to sought-after schools incl 4 grammar schools
- 300 ft (approx) to Blackfen Road's amenities
- 0.2 miles (approx) to Danson Park & Lake
- 1.1 miles (approx) to Sidcup Station
- Easy access to A2 / M25
- Council Tax: Band C
- Lease: 119 years remaining
- Service Charge: £660.00 per annum

FLOORPLAN



TOTAL APPROX FLOOR AREA 633.99 SQ. FT / 58.90 SQ. M  
For Identification Purposes Only.

