Guide Price £290,000
Burnt Oak Lane, SIDCUP, Kent, DA15 8LT

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PROPERTY SERVICES

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Guide price £290,000 to £300,000

Well presented two double bedroom first floor maisonette in an excellent location for The Oval shops and a plethora of primary schools and Grammar schools.

The property comprises entrance hall, two genuine double bedrooms, lounge, kitchen, bathroom, communal and private gardens. There is a large loft which is currently being used for storage but has potential to be converted subject to freeholders permission and local authority consent.

Features include gas central heating, double glazing, larger than average windows and impressive high ceilings which make the property bright and airy. There is ample on street parking available outside the property.
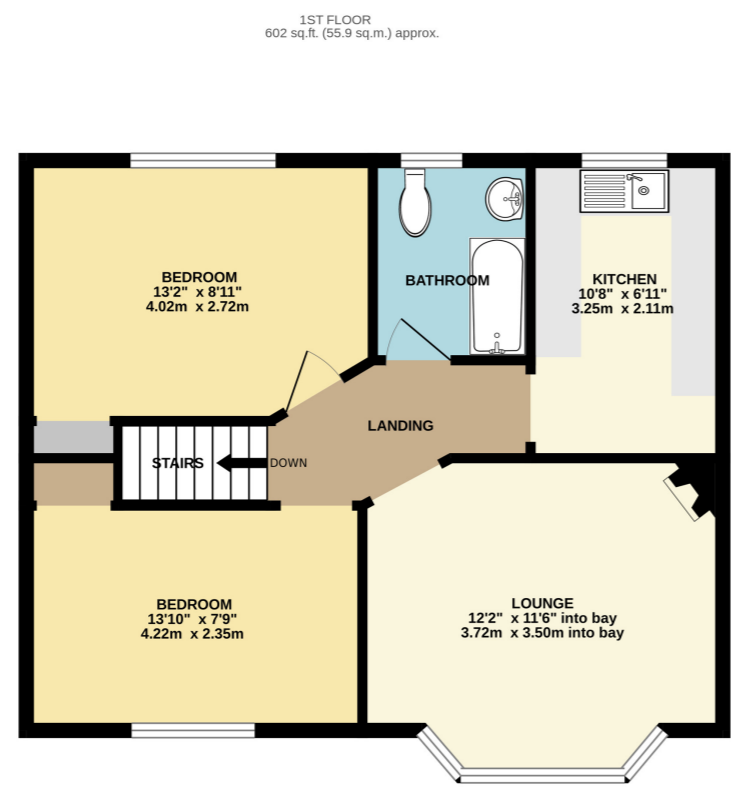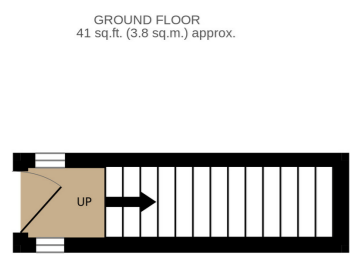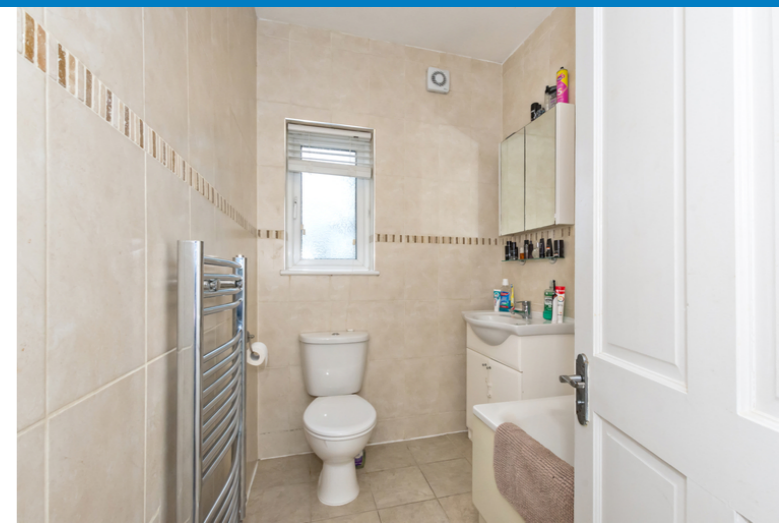
Sidcup station is a short walk away, with restaurants, shops and micro pub on your doorstep.

Lease - 110 years

Ground Rent - £100 per annum

Service Charge - £295 per annum

Council Tax Band B.

GROUND FLOOR
41 sq.ft. (3.8 sq.m.) approx.

1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.

UP

BEDROOM
13'2" x 8'11"
4.02m x 2.72m

BATHROOM

KITCHEN
10'8" x 6'11"
3.25m x 2.11m

LANDING

STAIRS   DOWN

BEDROOM
13'10" x 7'9"
4.22m x 2.35m

LOUNGE
12'2" x 11'6" into bay
3.72m x 3.50m into bay

TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC