

FOR SALE

£325,000 Leasehold



Davis & Gibbs

The Grange, Sidcup. DA14

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ABOUT THE PROPERTY

This beautiful modern two bedroom, two bathroom apartment, would make a fantastic first home or rental investment.

Located on the second floor of the building, the property boasts two double bedrooms both with built-in storage and one with an en-suite. The open plan kitchen/reception room is a massive space perfect to relax or entertain, the fully integrated kitchen units have a sleek hi-spec finish and wooden flooring across the whole room with double doors leading on to the private balcony. The apartment also benefits from allocated parking to the rear of the building.

The property is located around a mile from both Sidcup and New Eltham Stations which will take you into London bridge within 30 minutes and the green open spaces of Flamingo Park just a short walk away. A host of local shops and amenities are within walking distance and Sidcup High Street offering larger stores only a short walk away.

The property is offered leasehold and has over 100 years remaining, the ground rent is £300pa and the service charge is £1792pa.

FEATURES

- Chain Free
- Modern Apartment
- Allocated Off Road Parking
- EPC - B - 82
- Council Tax - Bexley Band C
- Two Double Bedrooms
- Two Bathrooms (One En-suite)
- Private Balcony



ROOM DESCRIPTIONS

Kitchen / Reception - 10.7m x 8.61m (35' 1" x 28' 3")

Large open plan room with wooden flooring throughout, fitted kitchen units and double doors leading to the private balcony.

Bedroom 1 - 4.88m x 2.87m (16' 0" x 9' 5")

The master bedroom overlooks the rear of the property and features built-in storage and an en-suite with shower.

Bedroom 2 - 3.07m x 2.95m (10' 1" x 9' 8")

The second bedroom is located just off of the hallway and has plenty of built-in storage.

Main Bathroom

The bathroom is a three piece suite with a shower over the bath with under counter units and a large mirror wall.



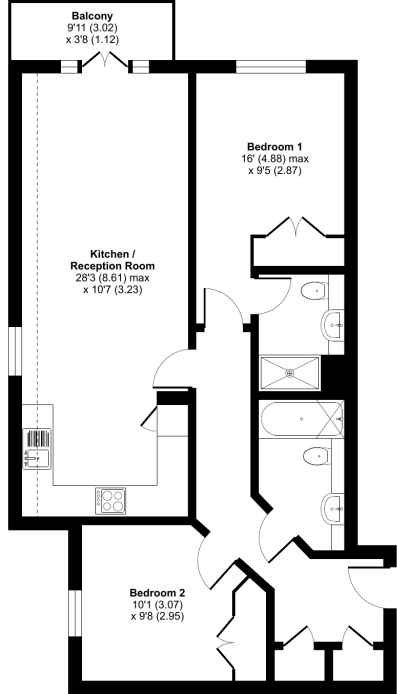
FLOORPLAN



Main Road, Sidcup, DA14

Approximate Area = 756 sq ft / 70.2 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 784 sq ft / 72.8 sq m

For identification only - Not to scale



Denotes restricted head height

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richreom 2024. Produced for Davis & Gibbs. REF: 1074639.

EPC

