



£309,950

Park House, Chislehurst Road, Sidcup,
Kent, DA14 6BN

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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A spacious two double bedroom ground-floor apartment, offered to the market chain free. Ideally positioned opposite Sidcup Place, the property is within easy walking distance of Sidcup High Street, Sidcup Train Station, and Queen Mary Hospital, and benefits from excellent road links providing convenient access to Central London and the M25.

This larger-than-average apartment also comes with a share of freehold and an impressive lease of over 900 years.

The accommodation comprises a welcoming entrance hall with excellent storage, a bright dual-aspect lounge with windows to the front and side, kitchen fitted with a range of freestanding appliances and a built-in oven and hob, two bedrooms, one featuring fitted wardrobes and a modern bathroom suite.

Externally, the property enjoys well-maintained communal gardens and benefits from a garage situated en bloc.

On Park Road outside the flat are several new EV pop up charging points directly outside the main block.

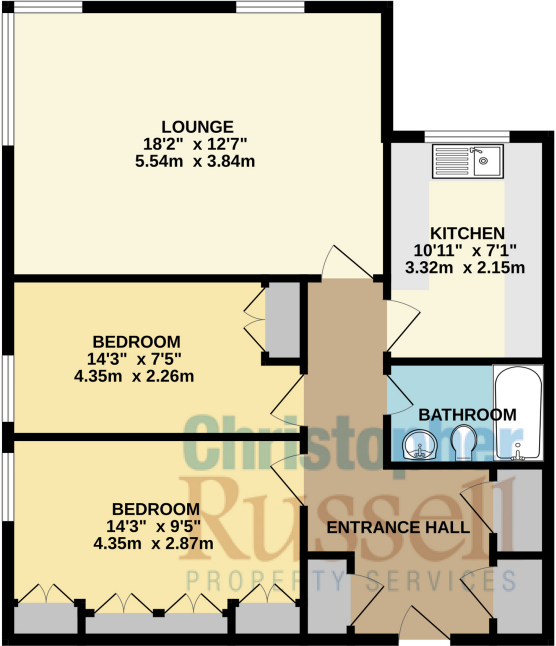
Lease: 900 plus years.

Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



GARAGE EN BLOC

TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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