



£335,000

# Hornbeam House, Manor Road, Sidcup, Kent, DA15 7JA

**Christopher Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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**Christopher Russell Property Services**

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Spacious three double bedroom apartment presented in excellent decorative condition situated a stones throw from Sidcup Train Station.

This extremely well presented upper ground floor flat which is in excellent decorative condition features direct access onto a large roof terrace.

The property has been modernised and finished to a high standard and features a modern integrated fitted kitchen with granite work surfaces, modern bathroom suite with shower over bath, upgraded electric panel radiators, double glazing, underground parking plus additional residents parking permits.

Accommodation comprises; entrance hall, spacious lounge/diner, kitchen. Inner hallway leading to three bedrooms and bathroom.

The lease is in excess of 900 years.

Service Charge: £218 per month.

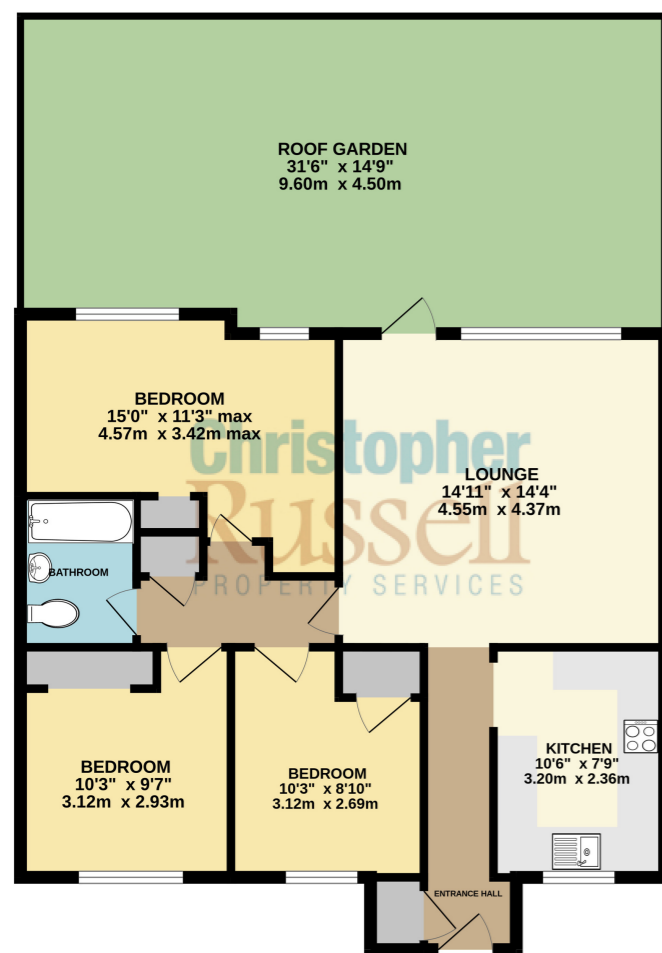
Ground Rent: Peppercorn

Agents Note: The roof terrace under the terms of the lease is a communal fire escape.

Council Tax Band C.



FIRST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	