



Acacia Way | The Hollies, Sidcup, DA15 8WW



Asking Price £285,000 Leasehold

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Acacia Way, The Hollies

Set within the grounds of the popular 'Hollies' development is this period conversion first floor apartment. With many added benefits of an onsite leisure centre including a swimming pool and more. The Hollies is a popular development for young professionals and families with a number of schools close by.

Property Features

- Council Tax: D
- EPC Rating: F
- One Bedroom Apartment
- Lounge/Diner
- Modern Kitchen & Bathroom
- Allocated Parking
- Communal Gardens
- Onsite Leisure Centre & Pool



Interior

Communal Entrance: Via entry phone system, stairs to first floor.

Entrance Hall: 1.63m x 1.6m (5'4" x 5'3") Via part glazed door, laminate flooring, door to:

Inner Hall: 2.51m x 1.75m (8'3" x 5'9") Single glazed window to front, built in storage, laminate flooring.

Lounge /Diner: 4.47m x 3.45m (14'8" x 11'4") Two single glazed windows to front, picture rail, E7 storage heater, laminate flooring, access to:

Kitchen: 2.9m x 1.75m (9'6" x 5'9") Single glazed window to rear, matching range of wall and base units incorporating cupboards, drawers and worktops, inset stainless steel single drainer sink, plumbed for washing machine and dishwasher, built in electric oven, hob and extractor fan, part tiled walls, ceramic tiled flooring.

Bedroom 4.42m x 3.35m (14'6" x 11') into wardrobes Single glazed window to front, built in glass sliding wardrobes, E7 storage heater, Laminate flooring.

Bathroom: 1.75m x 1.73m (5'9" x 5'8") Panelled bath with power shower over, pedestal wash hand basin, low level wc, part tiled walls, laminate flooring, extractor fan.



Exterior

Communal Grounds: Communal grounds surround the apartment bloc and across the development as a whole. This provides a great space for dog walking or general exercise and relaxing walks all within the walled development of The Hollies.

Parking: One allocated parking bay is at the rear of the building.



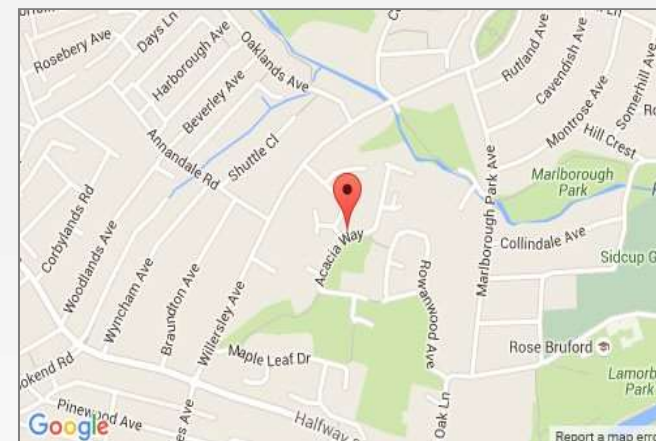
First Floor



For Illustration Only
Plan produced using PlanUp.

Property Location

Acacia Way, The Hollies, Sidcup, DA15 8WW



Leasehold Information

Unexpired term of lease: Approx 91 years

Original start and lease term: 125 Years from 01/10/1990

Current ground rent: Approx £202 per annum

Current service charge: Approx £2100 per annum

Next ground rent review: TBC

All the above needs to be verified by your solicitor.

Additional Information

Compulsory membership to The Hollies Countryside Club. Members can use a wide range of facilities including a fully equipped fitness suite, with a wide selection of cardiovascular and resistance machines. Alongside that, members also have use of the indoor heated swimming pool, Jacuzzi and steam room.

Amount: TBC

**FOR MORE INFORMATION
CONTACT US TODAY.**

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