



Sandalwood House | Longlands Road, Sidcup, DA15 7NB

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Guide Price £230,000 to £240,000

Leasehold



# Sandalwood House,

Longlands Road, Sidcup

Perfectly located close to station, easy access of the shops, bars and restaurants is this spacious one bedroom apartment boasting over 900 year lease and residents parking, call to view.

## Property Features

- Council Tax: Band B
- EPC Rating: E
- One Bedroom Apartment
- Lounge/Diner
- Shower Room with Skylight
- Communal Gardens
- Underground Parking
- Secure Outdoor Storage Area
- Central Heating
- Double Glazing





## Interior

**Entrance Hall:** 3.78m x 1.22m (12'5" x 4') Entrance door to front, ceramic tiled flooring, built in storage cupboard, radiator.

**Lounge:** 4.2m x 3.76m (13'9" x 12'4") Double glazed windows to front, ceramic tiled flooring, radiator.

**Kitchen:** 3.48m x 1.63m (11'5" x 5'4") Double glazed window to front, range of wall and base units with work surface over, single sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, integrated oven and hob, part tiled walls, ceramic tiled flooring.

**Bedroom One:** 5.05m x 2.51m (16'7" x 8'3") Double glazed window to front, built in wardrobes, ceramic tiled flooring, radiator.

**Shower Room:** 1.96m x 1.63m (6'5" x 5'4") Corner shower, vanity wash hand basin within storage under, low level WC, tiled walls and flooring, heated towel rail, skylight window.

**Communal Grounds:** Communal green areas surrounding the building.



## Exterior

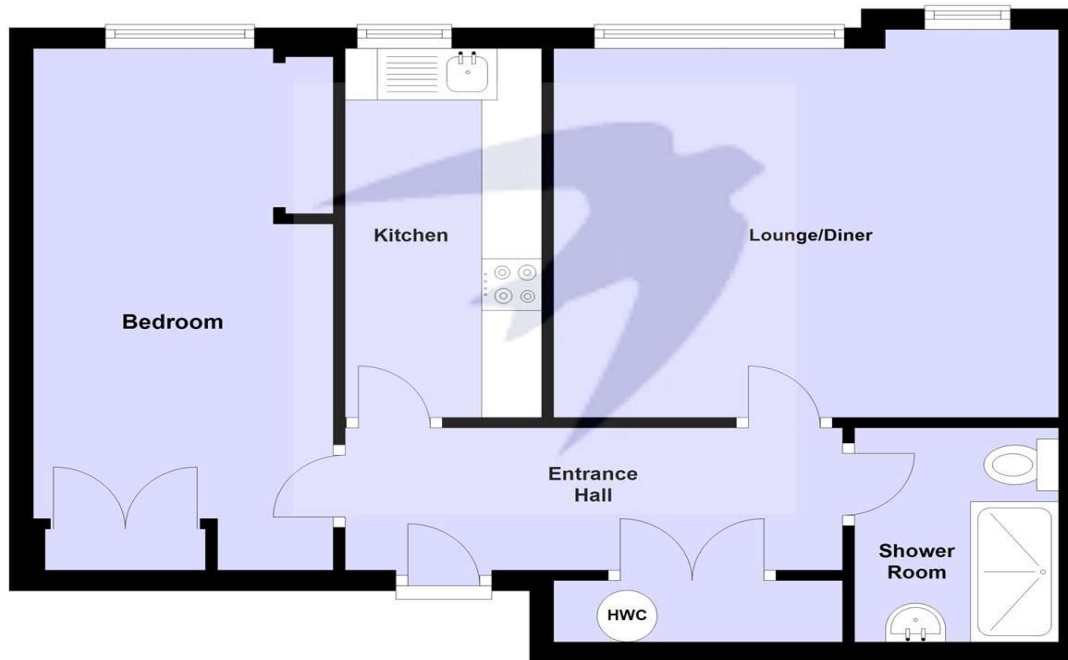
**Storage** Secure outside storage room.

**Parking** Allocated parking bay within the underground parking facility.





## Second Floor



For Illustration Only  
Plan produced using PlanUp.

## Leasehold Information

Original lease start date/term: 999 years from 31/07/1982

Unexpired term of lease: approx 958 years

Current ground rent: Peppercorn

Current service charge: approx £2200.00 per annum

Next ground rent review: N/A

All the above needs to be verified by your solicitor.

## Additional Information

Sidcup is located in the London Borough of Bexley. It enjoys a busy high street, a library, supermarkets, a train station, the borough's main hospital, good schools and leisure facilities.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Sidcup is brimming with pubs and restaurants, with friendly 'locals' serving the community.

## Property Location

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FOR MORE INFORMATION  
CONTACT US TODAY.

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