



Edwin Arnold Court | Main Road, Sidcup, DA14 6PQ



OIEO: £170,000

Leasehold

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ROBINSON-JACKSON
Our service will *move* you

Edwin Arnold Court, Main Road

Offered with NO CHAIN, is this TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT. Ideally situated for all local amenities and a short stroll from Sidcup High Street. Call now to book your viewing.

Property Features

- First Floor Apartment
- Two Double Bedrooms
- Double Glazing
- Economy 7 Heating
- Residents Parking
- 24 Hour Emergency Call System
- Communal Courtyard
- Minimum Age 55



Interior

Entrance Hall Part glazed door to front, built in storage cupboard.

Lounge 3.7m x 3.15m (12'2" x 10'4") Double glazed window to front, coved ceiling, economy 7 storage heater, serving hatch.

Kitchen 2.8m x 2.5m (9'2" x 8'2") Double glazed window to side, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and mixer tap, oven with ceramic hob and extractor hood above, part tiled walls, vinyl flooring.

Bedroom One 3.5m x 3.3m (11'6" x 10'10") Double glazed window to side, coved ceiling, economy 7 storage heater.

Bedroom Two 3.45m x 3m (11'4" x 9'10") Double glazed window to side, textured ceiling, built in wardrobes, economy 7 storage heater, carpet.

Bathroom Double glazed frosted window to rear, panelled bath with shower attachment, pedestal wash hand basin, low level W/C, part tiled walls, vinyl flooring.

Parking Residence parking available.

Leasehold Information:

Unexpired term of lease: Approximately 64 years

Original start and lease term: 1985 for 99 Years

Current ground rent: Approximately £25 Per Quarter

Current service charge: Approximately £214.53 per month including buildings insurance.

Next ground rent review: TBC

All the above needs to be verified by your solicitor.



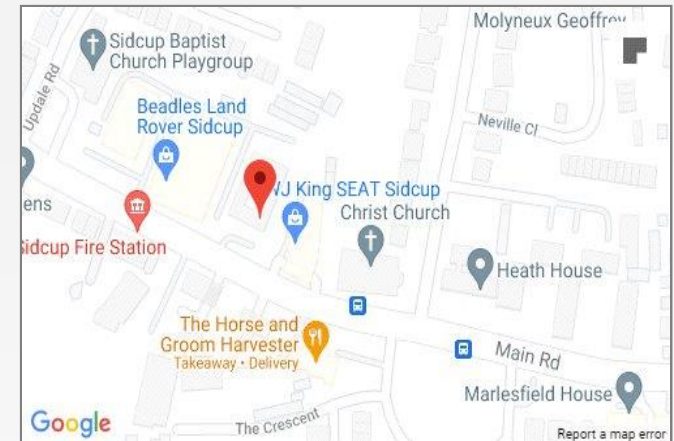
For Illustration Only
Plan produced using PlanUp.





Property Location

Edwin Arnold Court, Main Road, Sidcup, DA14 6PQ



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.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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