



Orchard Court | Blackfen Road, Sidcup, DA15 8PX



Asking Price £220,000 Share of Freehold

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Our service will *move* you



## Orchard Court, Blackfen Road

New to the market is this immaculate first floor apartment which benefits from having a share of the freehold and a lease in excess of 900 years. Offered with no forward chain.

### Property Features

- Council Tax: Band B
- EPC Rating: E
- Chain Free
- First Floor
- Modern Throughout
- Share of Freehold
- Lease in excess of 900 Years
- Close to Blackfen High Street
- Residents Parking Area



## Interior

**Entrance Hall** Entrance door to front, storage cupboard, laminate flooring.

**Kitchen** 2.97m x 1.85m (9'9" x 6'1") Double glazed window to rear, range of wall and base units, integrated oven, hob and extractor, stainless steel sink unit with drainer and mixer tap, spaces for fridge/freezer and washing machine, part tiled walls, laminate flooring.

**Lounge** 4.95m x 3.28m (16'3" x 10'9") Double glazed window to rear, electric radiator, laminate flooring.

**Bedroom** 3.84m x 2.97m (12'7" x 9'9") Double glazed window to rear, electric radiator, laminate flooring.

**Shower Room** Double glazed frosted window to side, walk-in shower cubicle, vanity wash hand basin with mixer tap, low level w.c, chrome heated towel rail, part tiled walls, tiled flooring.

## Leasehold Information

Unexpired term of lease: Approx 984 years

Original start and lease term: 999 years from 01/01/2009

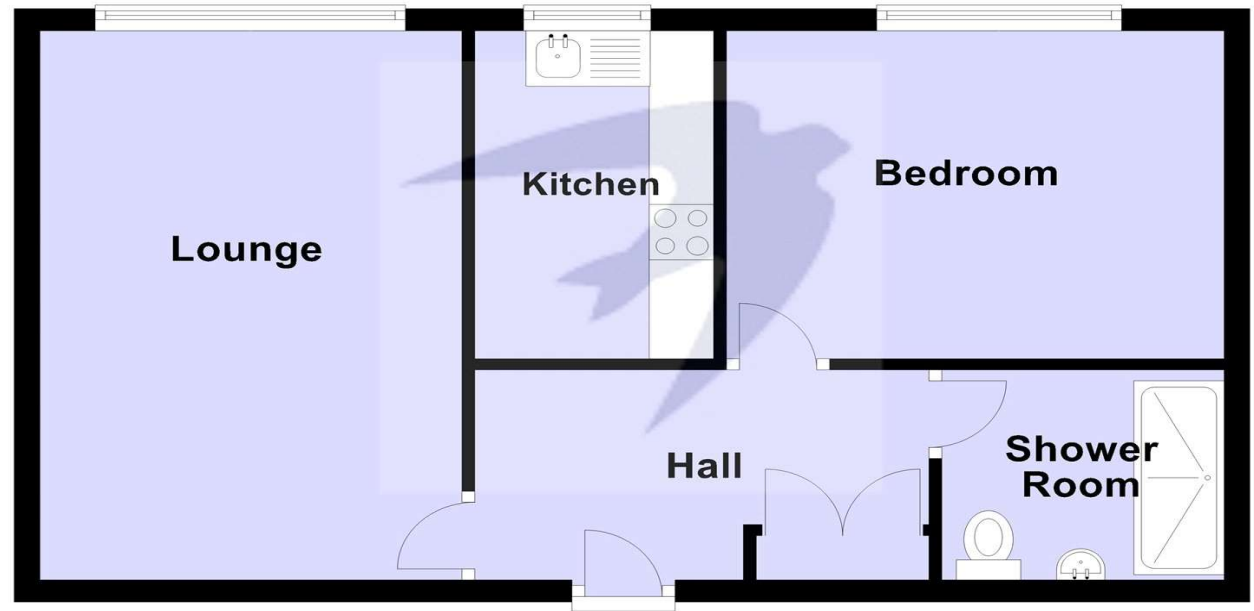
Current ground rent: N/A

Current service/maintenance charge: Approx £1430 per annum (paid by direct debit approx £119 per month)

Next ground rent review: N/A

All the above needs to be verified by your solicitor.

## First Floor



For Illustration Only  
Plan produced using PlanUp.

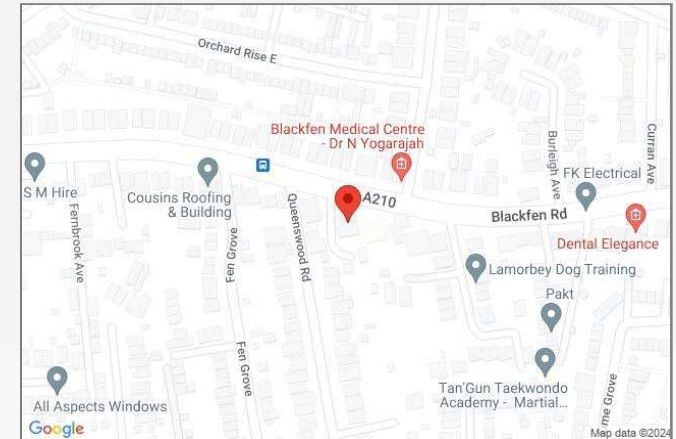






## Property Location

Orchard Court, Blackfen Road, Sidcup, DA15 8PX



## Additional Information

Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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