



Ivy Court, Christopher Close | Blackfen, Sidcup, DA15 8PU



Guide Price £350,000-£370,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you

# Ivy Court, Christopher Close, Blackfen

A boutique first floor luxury high specification apartment with an array of quality fittings and stylish interiors. Located in the borough of Bexley with excellent facilities and transport links.

## Property Features

- Council Tax: C
- EPC Rating: B
- First Floor Apartment
- Two Bedrooms En Suite to Master Bedroom
- Open Plan Living Accommodation
- Balance of 10 Year International Construction Warranty
- Video Entry System
- Communal Gardens
- Allocated Parking



**Entrance Hall** 5.92m x 1.04m (19'5" x 3'5") Entrance door to side, inset spotlights, entry phone system, built in storage cupboard, radiator, laminate flooring.

**Lounge/Diner** 4.14m x 1.17m (13'7" x 3'10") Double glazed full length window to side, two double glazed full length windows to front, inset spotlights, radiator, laminate flooring, open plan to:

**Kitchen** 2.64m x 2m (8'8" x 6'7") 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, integrated fridge/freezer, oven and hob with extractor hood above, extractor fan, laminate flooring.

**Bedroom One** 4.14m x 2.77m (13'7" x 9'1") Double glazed window to rear, inset spotlights, radiator, carpet.

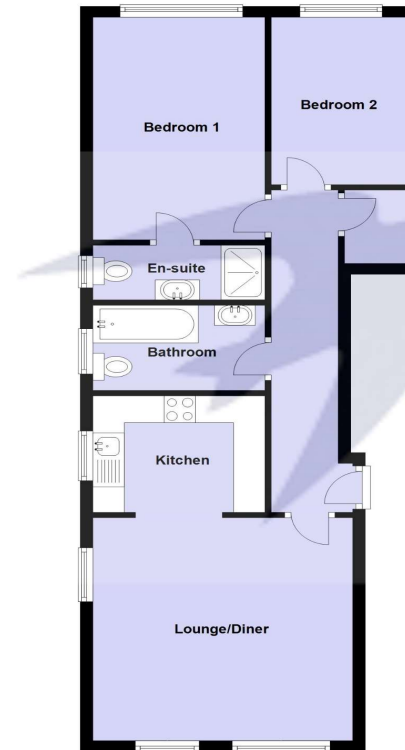
**En Suite Bathroom** 2.64m x 0.97m (8'8" x 3'2") Double glazed frosted window to side, enclosed shower cubicle, vanity wash hand basin, low level WC, chrome heated towel rail, part tiled walls, ceramic tiled flooring.

**Bedroom Two** 3.1m x 2.34m (10'2" x 7'8") Double glazed window to rear, radiator, carpet.

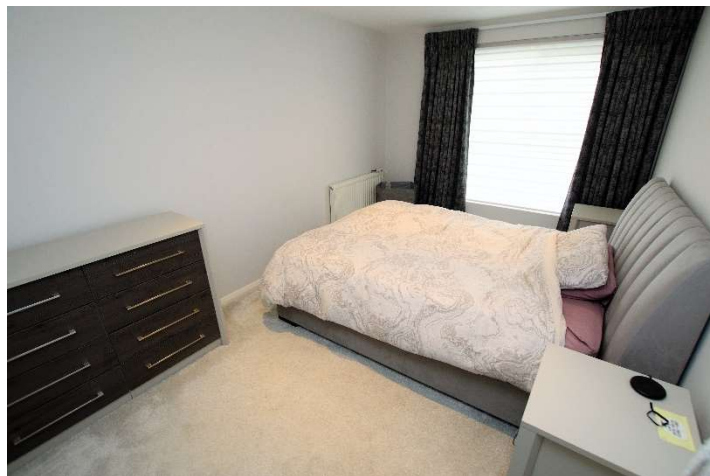
**Bathroom** 2.64m x 1.57m (8'8" x 5'2") Double glazed frosted window to side, panelled bath, vanity wash hand basin, low level WC, chrome heated towel rail, part tiled walls, ceramic tiled flooring.

**Parking** Allocated parking bay to rear.

## First Floor



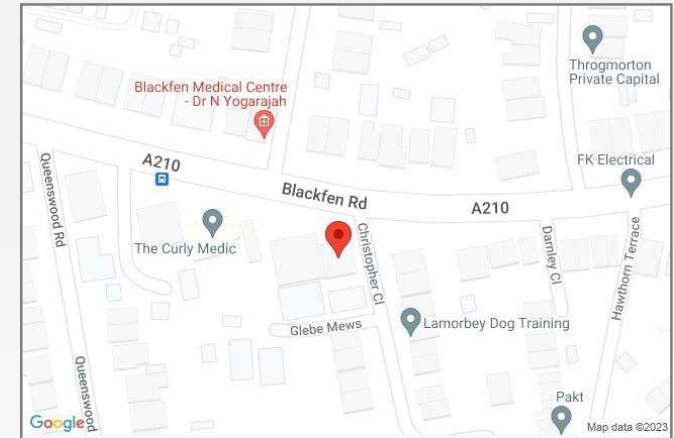
For Illustration Only  
Plan produced using PlanUp.





## Property Location

Christopher Close, Blackfen, Sidcup, DA15 8PU



## Leasehold Information

Unexpired term of lease: Approximately 147 years

Original start and lease term: November 2020 for 150 years

Current ground rent: Approximately £300

Current service charge: Approximately £1,200

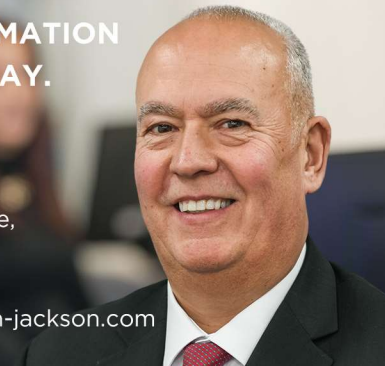
Next ground rent review: 20th May 2045 £500

All the above needs to be verified by your solicitor.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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