



Durham Road | Sidcup, Kent, DA14 6LP



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Asking Price £350,000

Leasehold

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Our service will *move* you



## Durham Road, Sidcup

Located on the fringe of the High Street and the ever popular 'county roads' is LARGER THAN AVERAGE split level PENTHOUSE APARTMENT. Boasting a master suite bedroom on the mezzanine.

### Property Features

- Council Tax: C
- EPC Rating: C
- Penthouse Apartment
- Two Double Bedrooms
- Mezzanine Master Bedroom
- Modern Family Bathroom & Kitchen
- Open Plan Living /Dining Area
- Large Entrance with Spiral Staircase
- Allocated Parking
- 100 Year Lease



## Interior

**Entrance Hall** 3.68m x 3.28m (12'1" x 10'9") Entrance door to communal hallway, velux window to side, built in storage cupboard, spiral staircase leading to master bedroom, radiator with cover, carpet.

**Lounge/Dining Room** 4.8m x 4.06m (15'9" x 13'4") Double glazed full length glass block windows to front, two radiators, carpet.

**Kitchen Area** 2.9m x 2.44m (9'6" x 8') Matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel 1 and 1/2 bowl sink unit, integrated appliances: fridge/freezer, dishwasher, washing machine, oven and hob with extractor hood above, part tiled walls, laminate flooring.

**Bedroom Two** 3.63m x 3.45m (11'11" x 11'4") Velux window to side, inset spotlights, radiator, carpet.

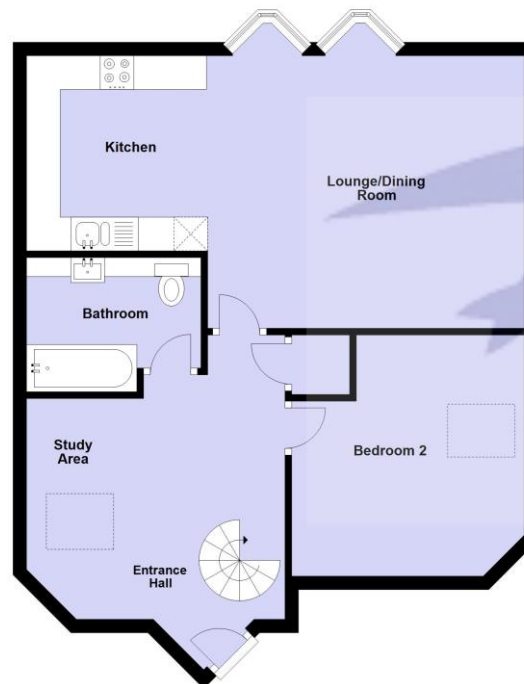
**Bathroom** 2.54m x 1.98m (8'4" x 6'6") Panelled bath with shower over, wash hand basin, low level WC, chrome heated towel rail, extractor fan, tiled walls, laminate flooring.

**Master Bedroom** 4.5m x 4.4m (14'9" x 14'5") Velux window to side, radiator, carpet.

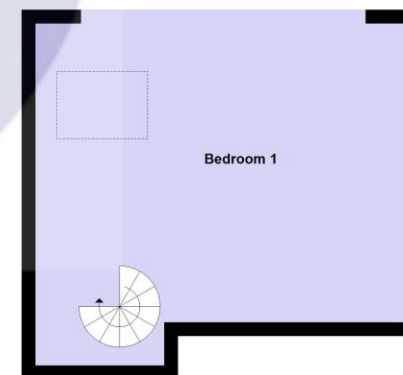
**Garden** Communal.

**Parking** 1 allocated bay plus visitor's bays.

Ground Floor



First Floor



For Illustration Only  
Plan produced using PlanUp.







## Leasehold Information

Unexpired term of lease: Approximately 100 years.

Original start and lease term: June 1998 for 125 years.

Current ground rent: Approximately £100 per annum.

Current service charge: Approximately £2,660 including buildings insurance.

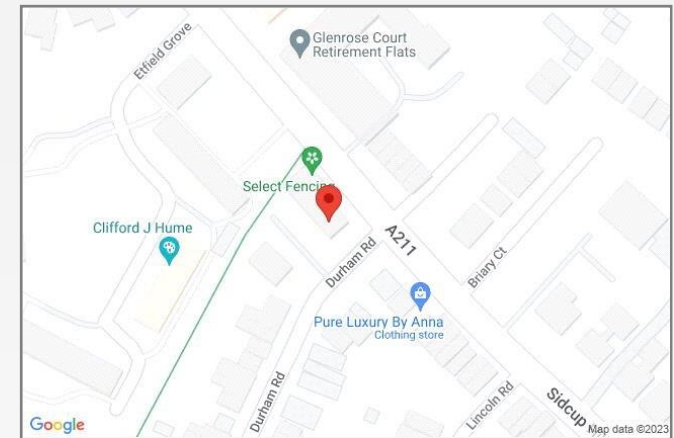
Next ground rent review: 01/01/2024 increasing to £200 per annum.

All the above needs to be verified by your solicitor.



## Property Location

Durham Road, Sidcup, Kent, DA14 6LP



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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