



**ROBINSON
JACKSON**
LOCAL OFFICE
020 8298 0500
FOR SALE

Canning House | 110 Main Road, Sidcup, DA14 6NE



Guide Price £375,000 - £400,000

Share of Freehold

ROBINSON-JACKSON
Our service will *move* you

Canning House, Main Road

Nestled in the heart of Sidcup town centre, just a stone's throw away from the bustling high street and within 0.7 miles of the station, this exquisite lower ground floor apartment presents itself with two spacious double bedrooms and a private outside courtyard garden. Sidcup offers an abundance of delightful cafes, eateries, and bars, accompanied by a diverse selection of renowned high street retailers including Waitrose, Morrisons, and the upcoming M&S food hall.

The residence exudes a contemporary and stylish atmosphere, highlighted by its open-plan living area and kitchen arrangement. Notably, both double bedrooms are accompanied by generously proportioned en-suite facilities. Boasting allocated parking and an extensive remaining lease term, this property is expected to attract significant interest. An additional advantage lies in its availability for purchase without any onward chain commitment.



Property Features

- Council Tax: D
- EPC Rating: C
- Chain Free
- Lower Ground Floor Apartment
- Open Plan Living Accommodation
- Two Double Bedrooms
- Two En-Suites
- Private Courtyard style Garden
- Long Lease & Share of Freehold
- Allocated Parking
- 74.2m / 799sq ft

Entrance Hall 2.74m x 1m (9' x 3'3") Hardwood door to side, video phone entry system, large walk-in storage cupboard housing wall mounted boiler, carpet.

Utility /Storage Cupboard Plumbed for washing machine with ample additional storage above.

Lounge/Dining/Kitchen Area 7.1m x 4.06m (23'4" x 13'4") Double glazed bi-folding doors to rear, inset spotlights, matching range of wall and base units incorporating cupboards, drawers, and worktops, inset sink unit with drainer and mixer tap, integrated fridge/freezer, oven, and hob with extractor hood above, part tiled walls, radiator, laminate flooring.

WC 1.22m x 0.81m (4' x 2'8") Low level WC, wall mounted wash hand basin, ceramic tiled flooring.

Bedroom One 4.27m x 4.11m (14' x 13'6") Double glazed bay window to front, inset spotlights, built in wardrobes, radiator, carpet.

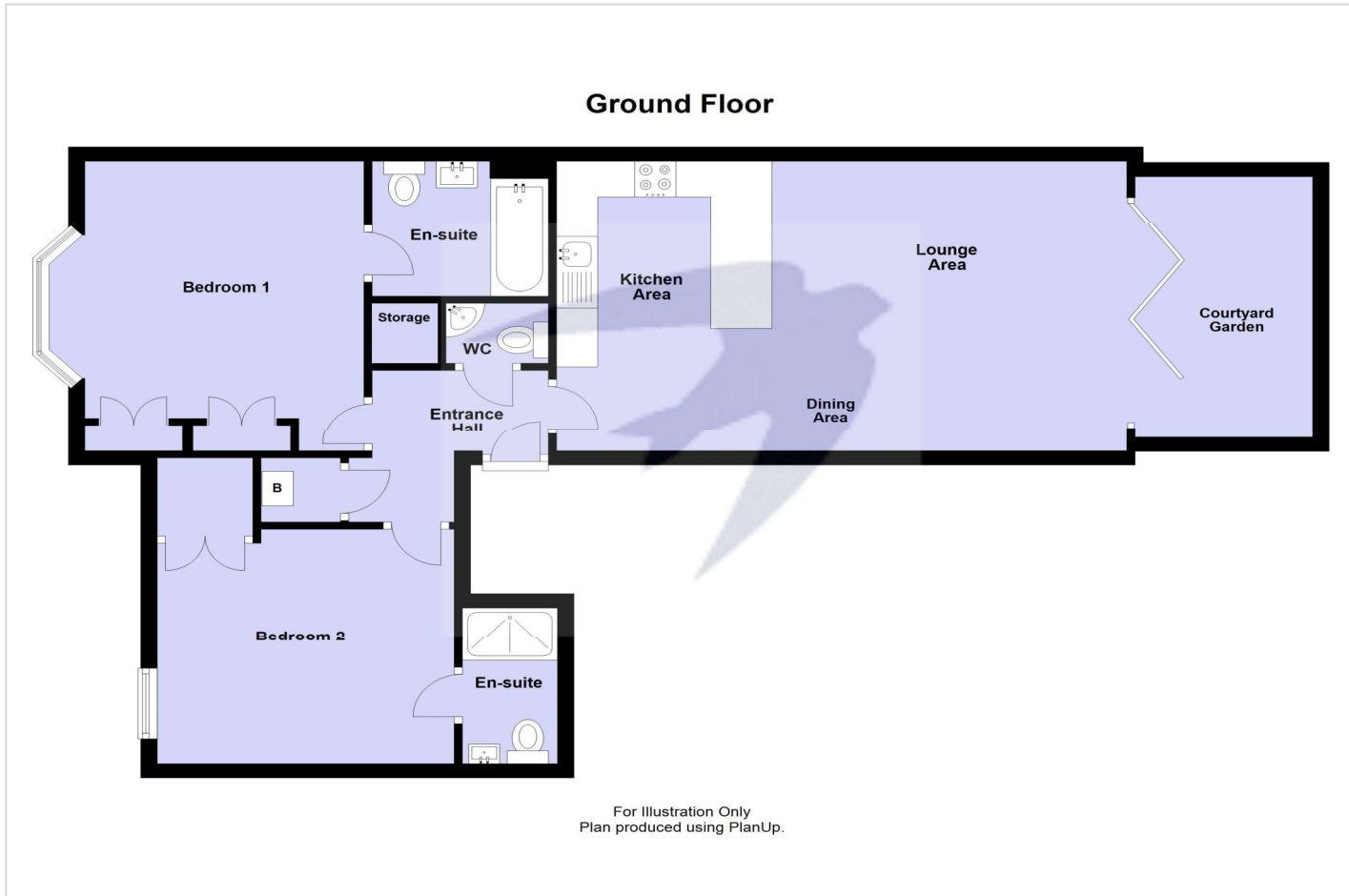
En Suite Bathroom 2.29m x 1.93m (7'6" x 6'4") Panelled bath with shower attachment, vanity wash hand basin, low level WC, chrome heated towel rail, extractor fan, tiled walls, ceramic tiled flooring.

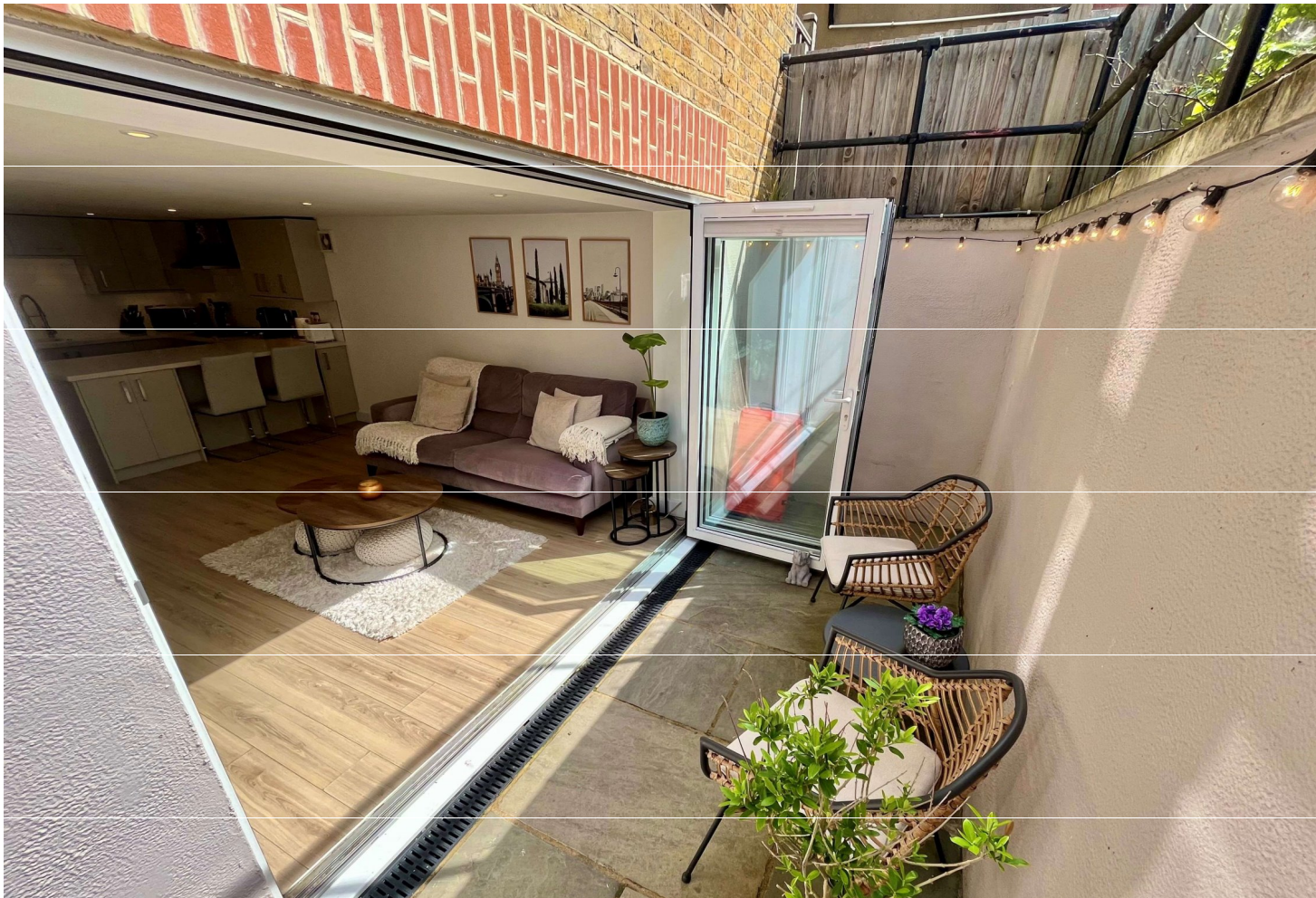
Bedroom Two 3.23m x 3.15m (10'7" x 10'4") Double glazed sash frosted window to front, inset spotlights, built in wardrobes, radiator, carpet.

En Suite Shower Room 2.18m x 1.35m (7'2" x 4'5") Enclosed shower cubicle, vanity wash hand basin, low level WC, chrome heated towel rail, extractor fan, part tiled walls, ceramic tiled flooring.

Courtyard Enclosed paved courtyard garden area with additional communal gardens to rear accessed via the communal entrance hall.

Parking Allocated parking bay to the front of the building (size enough for two cars).





Share of Freehold Information

Unexpired term of lease: Approximately 990 years and sold with a share of the freehold.

Original start and lease term: March 2014 for 999 years

Current ground rent: N/A

Current service charge: Approximately £2,181.27 per annum (17% including building insurance)

All the above needs to be verified by your solicitor.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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