



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

MERINO

Merino Place | Sidcup, Kent, DA15 9NH

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Guide Price: £250,000 - £260,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Merino Place, Sidcup

Finding a larger apartment than this might prove to be quite a task. Positioned at the heart of Blackfen, is this top-level apartment with **TWO GENEROUS DOUBLE BEDROOMS** and private rear garden.

Property Features

- Council Tax: C
- EPC Rating: C
- Two Double Bedrooms
- Second Floor Apartment
- Lounge/Diner
- Modern Kitchen & Bathroom
- Private Rear Garden
- Additional Lock up Storage
- Residents Parking
- Town Centre Location



Interior

Entrance Hall 5.26m x 1.83m (17'3" x 6') Entrance door to side, phone entry system, vinyl flooring.

Lounge 4.17m x 4.1m (13'8" x 13'5") Double glazed bay window to front, radiator, carpet.

Kitchen 2.8m x 2.54m (9'2" x 8'4") Double glazed window to rear, matching range of wall and base units incorporating cupboards, drawers and worktops, inset sink unit with drainer and mixer tap, integrated fridge/freezer, dishwasher, oven and hob with extractor hood above, plumed for washing machine, wall mounted boiler, part tiled walls, ceramic tiled flooring.

Bedroom One 3.58m x 3.56m (11'9" x 11'8") Double glazed window to front, radiator, carpet,

Bedroom Two 3.58m x 3.58m (11'9" x 11'9") Double glazed window to rear, coved ceiling, built in wardrobes, radiator, carpet.

Bathroom 2.36m x 1.63m (7'9" x 5'4") Two double glazed frosted windows to rear, panelled bath, vanity wash hand basin, low level WC, chrome heated towel rail, tiled walls, ceramic tiled flooring.

Exterior

Private Garden Paved Garden with established borders.

Parking Residence parking to front.

Leasehold Information

Unexpired term of lease: Approximately 87 years

Original start and lease term: December 1985 for 125 years

Current ground rent: approx. £10 per annum

Current service charge: approx. £1,100 per annum

Next ground rent review: TBC

All the above needs to be verified by your solicitor.

Second Floor



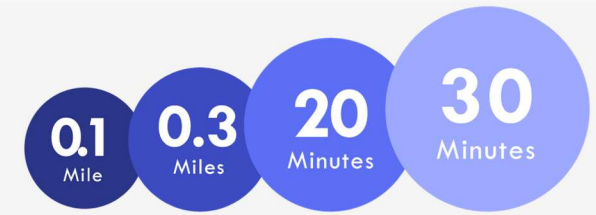
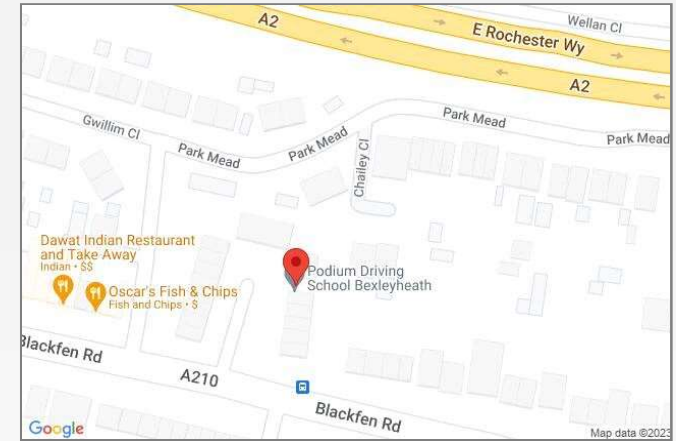
For Illustration Only
Plan produced using PlanUp.





Property Location

Merino Place, Sidcup, Kent, DA15 9NH



Sidcup Place Sidcup Train Station Bluewater Shopping Centre Train to London

*All distances from Sidcup High Street. Train time from nearest station.

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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