



Linden Court, Main Road | Sidcup, DA14 6RU



Guide Price £300,000 to £315,000 Leasehold

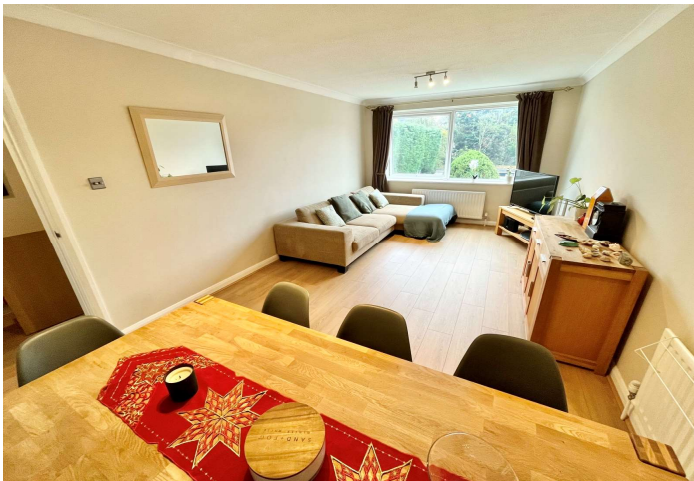
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Main Road, Sidcup

Situated in close proximity to Sidcup high street, this delightful TWO BEDROOM second-floor apartment provides a convenient and vibrant lifestyle. Enjoy the diverse offerings of nearby restaurants, bars, and shops, including major supermarkets. The upcoming M&S food hall adds to the allure of this location. Boasting a central position between Sidcup and New Eltham mainline stations, commuting is a breeze.

The apartment features a spacious layout, a modern kitchen, and a recently installed boiler, all meticulously maintained to a high standard.

Immediate viewing is recommended to fully appreciate the property. Complete with a garage en bloc and communal gardens to the rear, this residence embodies convenience and comfort.



Property Features

- Council Tax: C
- EPC Rating: C
- Two Double Bedrooms
- 2nd Floor Apartment
- New Combi Boiler 2022
- Open Plan Lounge/Diner

Interior

Entrance Hall Entrance door, coved ceiling, entry phone system, storage cupboard with plumbing for washing machine, additional storage cupboards, radiator, laminate flooring

Lounge/Diner 5.94m x 3.28m (19'6" x 10'9") Double glazed window to rear, coved ceiling, two radiators, laminate flooring.

Kitchen 3.35m x 1.93m (11' x 6'4") Double glazed window to rear, range of wall and base units with work surfaces over, 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, cupboard housing boiler, integrated oven, gas hob and extractor above, space for fridge/freezer part tiled walls, tiled flooring.

Bedroom One 4.4m x 3.1m (14'5" x 10'2") Double glazed window to rear, coved ceiling, built in wardrobes, radiator, laminate flooring.

Bedroom Two 3.7m x 2.64m (12'2" x 8'8") Double glazed window to side, built in wardrobe, radiator, laminate flooring.

Bathroom Panelled bath with power shower over, vanity wash hand basin with mixer tap, heated towel rail, part tiled walls, vinyl flooring.

Separate WC Low level w.c, vanity wash hand basin with mixer tap, part tiled walls, tiled flooring.

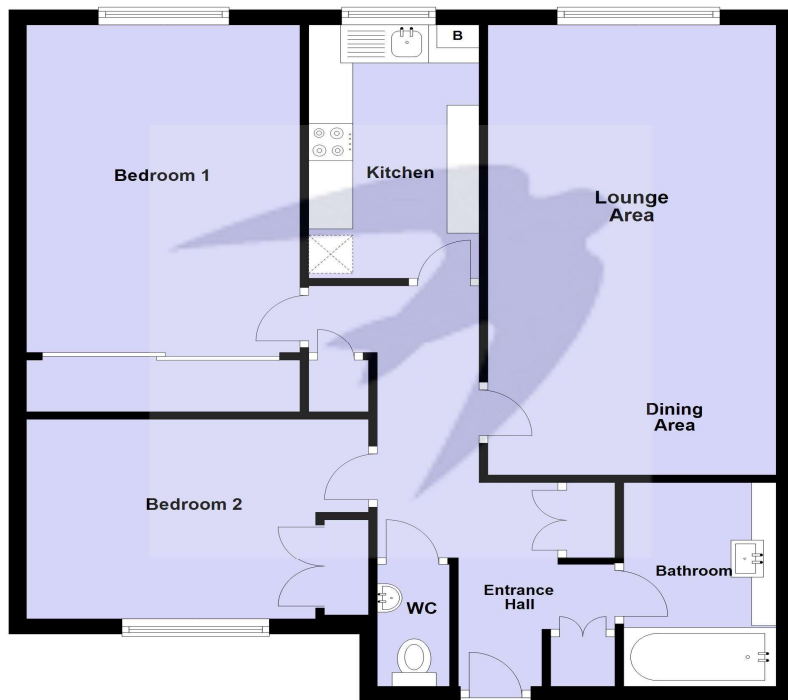
Exterior

Communal Gardens Laid to law at the rear of the block.

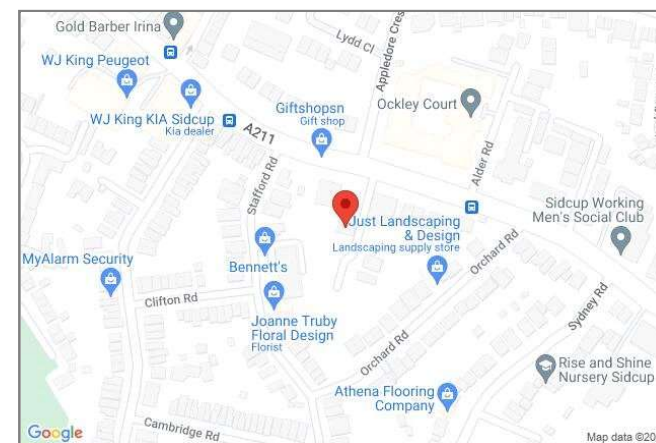
Garage En bloc.



Second Floor



For Illustration Only
Plan produced using PlanUp.



Leasehold Information

Unexpired term of lease: Approx 109 years

Original start and lease term: 125 years from 25/03/2007

Current ground rent: Included in the service charge

Current service charge: Approx £1020 per annum

Next ground rent review: TBC

All the above needs to be verified by your solicitor.

Additional Information

Sidcup is located in the London Borough of Bexley. It enjoys a busy high street, a library, supermarkets, a train station, the borough's main hospital, good schools and leisure facilities.

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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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