



Longlands Road | Sidcup, DA15 7LZ



Guide Price £275,000-£290,000 Leasehold

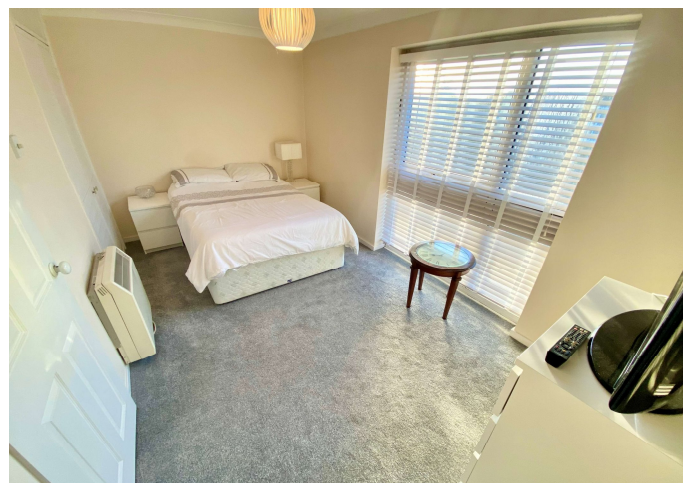
ROBINSON-JACKSON
Our service will *move* you

Longlands Road, Sidcup

Never be late for the train again.....Welcome to a well maintained urban living experience at our exclusive two-bedroom, split-level apartment. Nestled in a prime location, this residence offers the perfect blend of comfort and convenience.

Property Features

- Council Tax: C
- EPC Rating: D
- Two Double Bedrooms
- Split Level
- Balcony
- Close To Shops & Station
- Allocated Underground Parking
- Long Lease
- Chain Free



Interior

Entrance Hall Double glazed entrance door to front, economy 7 heater, laminate flooring.

Lounge/Diner 4.8m x 4.47m (15'9" x 14'8") Double glazed windows to rear, double glazed door to balcony, covered ceiling, storage cupboard, economy 7 heater, laminate flooring.

Kitchen 3.86m x 2.29m (12'8" x 7'6") Double glazed window to front, range of wall and base units, integrated oven, hob and extractor hood above, spaces for washing machine, dishwasher and fridge/freezer, stainless steel sink unit with drainer and mixer tap, part tiled walls, vinyl flooring.

Landing Coved ceiling, cupboard housing hot water tank, carpet.

Bedroom One 4.57m x 2.44m (15' x 8') Double glazed window to rear, coved ceiling, fitted wardrobes, economy 7 heater, carpet.

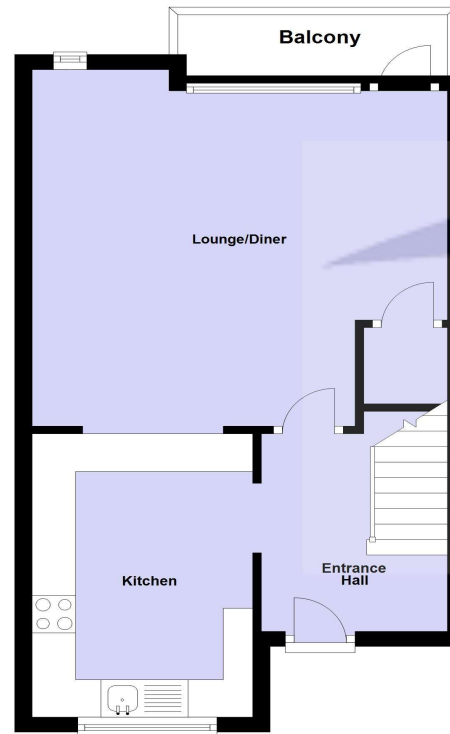
Bedroom Two 4.5m x 2.92m (14'9" x 9'7") at widest points. Double glazed windows to front, economy 7 heater, laminate flooring.

Bathroom 2.44m x 2.36m (8' x 7'9") Skylight, panelled bath with electric shower over, low level w.c, wash hand basin, heated towel rail, part tiled walls, vinyl flooring.

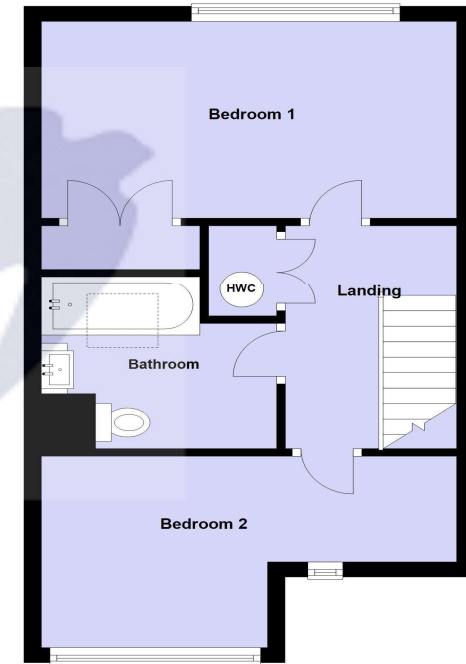
Exterior

Parking & Storage Unit Allocated parking space underground and storage unit located to rear (will need to be verified by your solicitor).

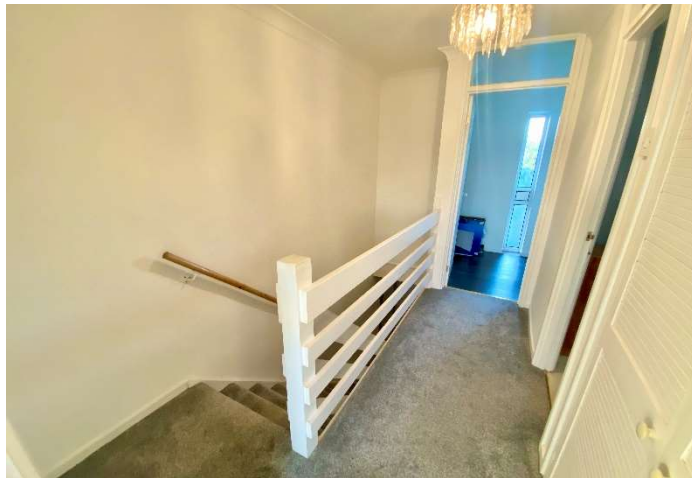
Ground Floor



First Floor



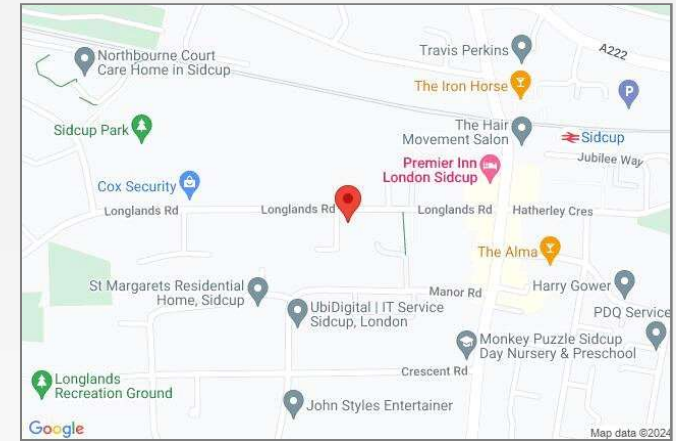
For Illustration Only
Plan produced using PlanUp.





Property Location

Longlands Road, Sidcup, DA15 7LZ



Leasehold Information

Unexpired term of lease: Approx 958 years

Original start and lease term: 999 years from 31/07/1982

Current ground rent: Peppercorn

Current service charge: Approx 218.22 per month

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.**

020 8298 0500
Robinson Jackson
1 & 2 Wellington Parade,
Blackfen,
DA15 9NB

tony.hodges@robinson-jackson.com

