



Frimley Court | Sidcup, DA14 6JG



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Asking Price £289,995 Leasehold

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Our service will *move* you



## Frimley Court, Sidcup

Welcome to a charming opportunity in the heart of convenience! Presenting a delightful two-bedroom ground floor maisonette that exudes potential and promise.

### Property Features

- Council Tax: C
- EPC Rating: D
- Chain Free
- Two Bedrooms
- Ground Floor Maisonette
- Shower Room With Under Floor Heating
- Close To High Street
- Front & Rear Gardens
- Garage En Bloc





## Interior

**Entrance Hall:** Carpet as fitted Stairs to first floor. Understairs storage cupboard housing hot water cylinder. Storage cupboard. Cupboard housing cold water tank.

**Lounge:** 4.27m x 2.97m (14' x 9'9") Double glazed window to front. Carpet as fitted. Wall mounted heater.

**Kitchen:** 3.07m x 2.06m (10'1" x 6'9") Fitted with a range of wall and base units with complementary work surfaces. Integrated stainless steel oven and hob. Part tiled walls. Vinyl flooring. Double glazed window to side. Double glazed door to rear.

**Bedroom 1:** 4.14m x 2.97m (13'7" x 9'9") Double glazed window to rear. Fitted wardrobes. Carpet as fitted. Storage heater.

**Bedroom 2:** 3.23m x 1.88m (10'7" x 6'2") Double glazed window to front. Carpet as fitted.

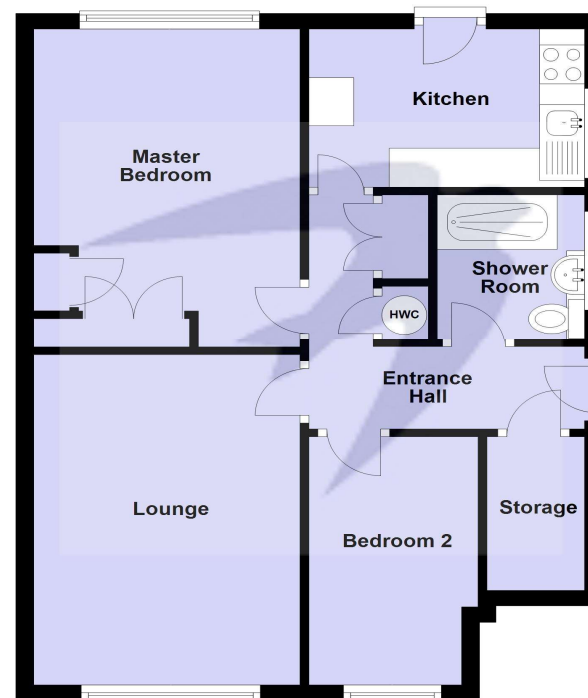
**Bathroom:** Fitted with a white three piece suite comprising of a low level WC, shower cubicle with glass shower screen and a wash hand basin. Tiled flooring with underfloor heating. Tiled walls. Chrome style towel rail. Opaque double glazed window to side.

## Exterior

**Garden:** Mainly laid to lawn with a paved patio area flower and shrub borders. Gate to side. Outside tap.

**Garage:** En bloc (access is subject to legal verification).

## Ground Floor



For Illustration Only  
Plan produced using PlanUp.

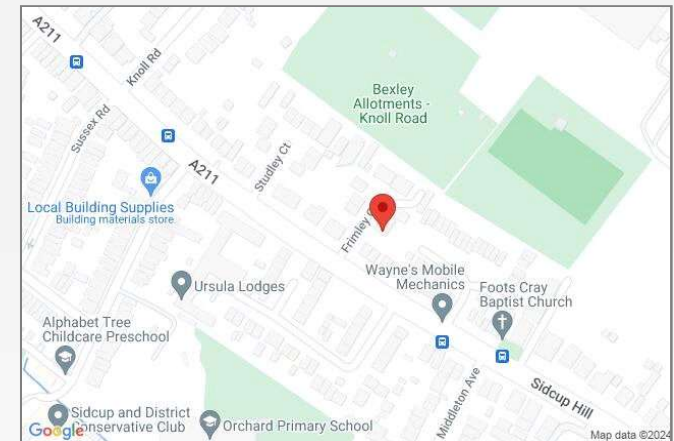






## Property Location

Frimley Court, Sidcup, DA14 6JG



## Leasehold Information

Unexpired term of lease: Approx 94 years  
Original start date and lease term: 25/03/1993 for 125 years  
Current ground rent: Approx £175.00 per annum  
Current service charge: N/A  
Next ground rent review: March 2024  
All the above needs to be verified by your solicitor.

## 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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