



Park Mead | Sidcup, DA15 9PF

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Offers in excess of £285,000 Leasehold

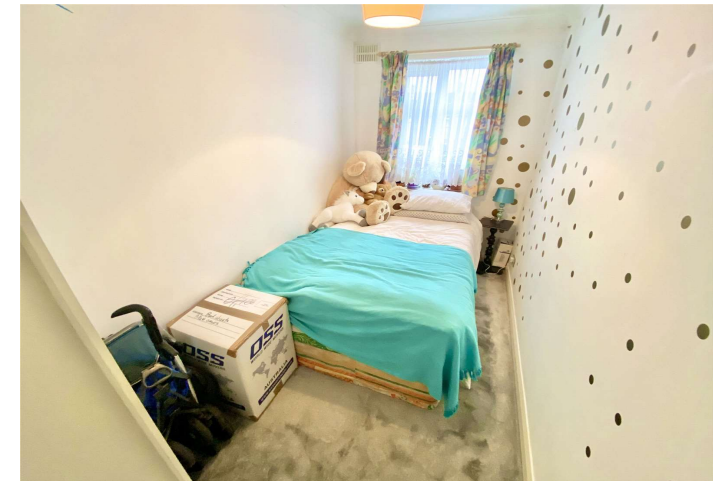
ROBINSON-JACKSON
Our service will *move* you

Park Mead, Sidcup

Welcome to our charming ground floor maisonette, boasting two bedrooms and a delightful private garden. This property offers not just a home, but a lifestyle enhanced by its convenient location, promising easy access to bus links for seamless commuting and close proximity to sought-after schools, catering to families' educational needs.

Property Features

- Council Tax: C / EPC Rating: D
- Ground Floor
- Two Double Bedrooms
- Shower Room
- Approx 130 Year Lease
- Private Garden
- Easy Access to Transport Links



Interior

Entrance Hall: Double glazed entrance door to side, storage cupboard, radiator, carpet.

Lounge: 5.61m x 3.68m (18'5" x 12'1") Double glazed bay window to front, coved ceiling, radiator, carpet.

Kitchen: 2.5m x 1.85m (8'2" x 6'1") Double glazed windows to front and side, coved ceiling, fitted range of wall and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, integrated oven, hob and extractor hood above, plumbed for washing machine, integrated fridge/freezer, part tiled walls, vinyl flooring.

Bedroom One: 4.5m x 2.64m (14'9" x 8'8") Double glazed window to rear, coved ceiling, radiator, carpet.

Bedroom Two: 3.5m x 1.83m (11'6" x 6') Double glazed window to rear, radiator, carpet.

Shower Room: 2.2m x 1.85m (7'3" x 6'1") Double glazed frosted window to side, walk-in shower, wash hand basin with mixer tap, low level w.c, chrome heated towel rail, tiled walls, vinyl flooring.

Exterior

Rear Garden: Patio area leading to lawn.

Leasehold Information

Unexpired term of lease: Approx 130 years

Original start and lease term: 189 Years from 25/12/1966

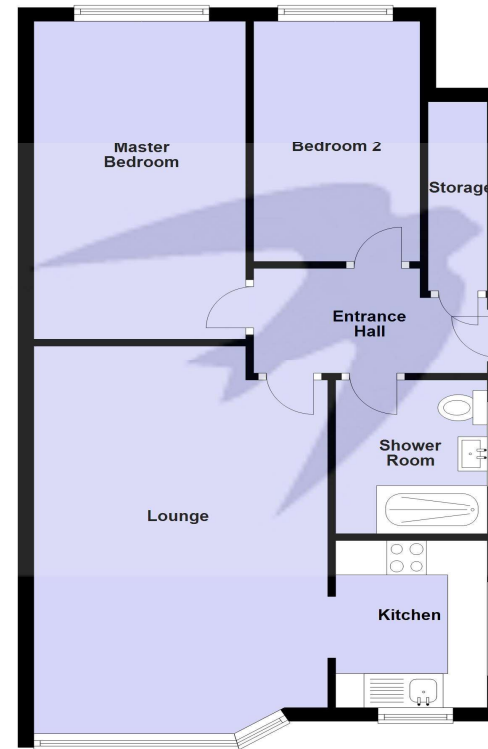
Current ground rent: Approx £400 per annum

Current service charge: N/A

Next ground rent review: TBC

All the above needs to be verified by your solicitor.

Ground Floor



For illustration Only
Plan produced using PlanUp.

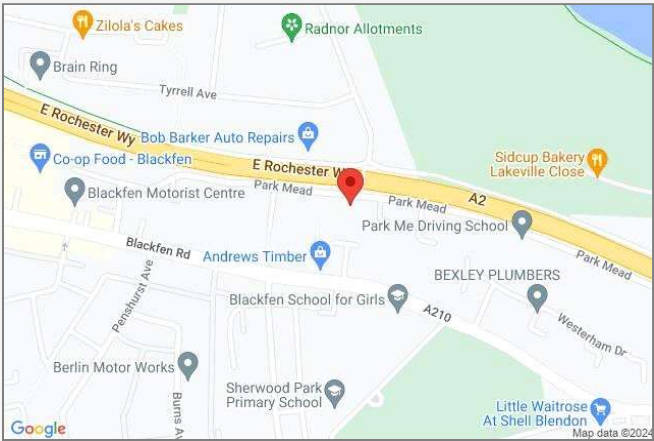


| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Property Location

Park Mead, Sidcup, DA15 9PF



Danson Park Broadway Bexleyheath M25 Junction 2 Train to London

*All distances from branch postcode. 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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