



St. Andrews Road | Sidcup, Kent, DA14 4SA



Guide Price £325,000 to £350,000 Leasehold

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## St. Andrews Road, Sidcup

Nestled within a convenient locale, this charming spacious two-bedroom first-floor maisonette offers an inviting retreat for comfortable living, benefitting from off street parking and a garden.

### Property Features

- Council Tax: C
- EPC Rating: C
- 17ft Lounge/Dining Room
- 9ft fitted Kitchen
- Three Piece Bathroom Suite
- Over 900 Year Lease
- Off Street Parking
- Approximately 48ft Rear Garden





## Interior

**Entrance Hall** Door to side, coir matt.

**Landing** Radiator, carpet.

**Lounge/Dining Room:** 5.33m (17'6") narrowing to 3.28m (10'9") by 4.4m (14'5") narrowing to 2.97m (9'9") Double glazed windows to front, two radiators, carpet.

**Kitchen** 2.87m x 2.84m (9'5" x 9'4") Double glazed windows to side and rear, fitted with a range of wall and base units with complimentary work surfaces over, integrated wine cooler, 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, tiled flooring.

**Master Bedroom** 3.86m x 3.28m (12'8" x 10'9") Double glazed window to front, radiator, carpet.

**Bedroom Two** 3.96m x 2.9m (13' x 9'6") Double glazed window to front, radiator, carpet.

**Bathroom** Double glazed window to rear, three piece suite comprising, tiled sided bath with shower over, wall mounted wash hand basin with mixer tap, low WC, tiled walls and flooring.

## Exterior

**Rear Garden** Approx 48ft Patio area, mainly laid to lawn.

**Parking** Private driveway providing off street parking.

## Leasehold Information

Unexpired term of lease: Approx 948 years

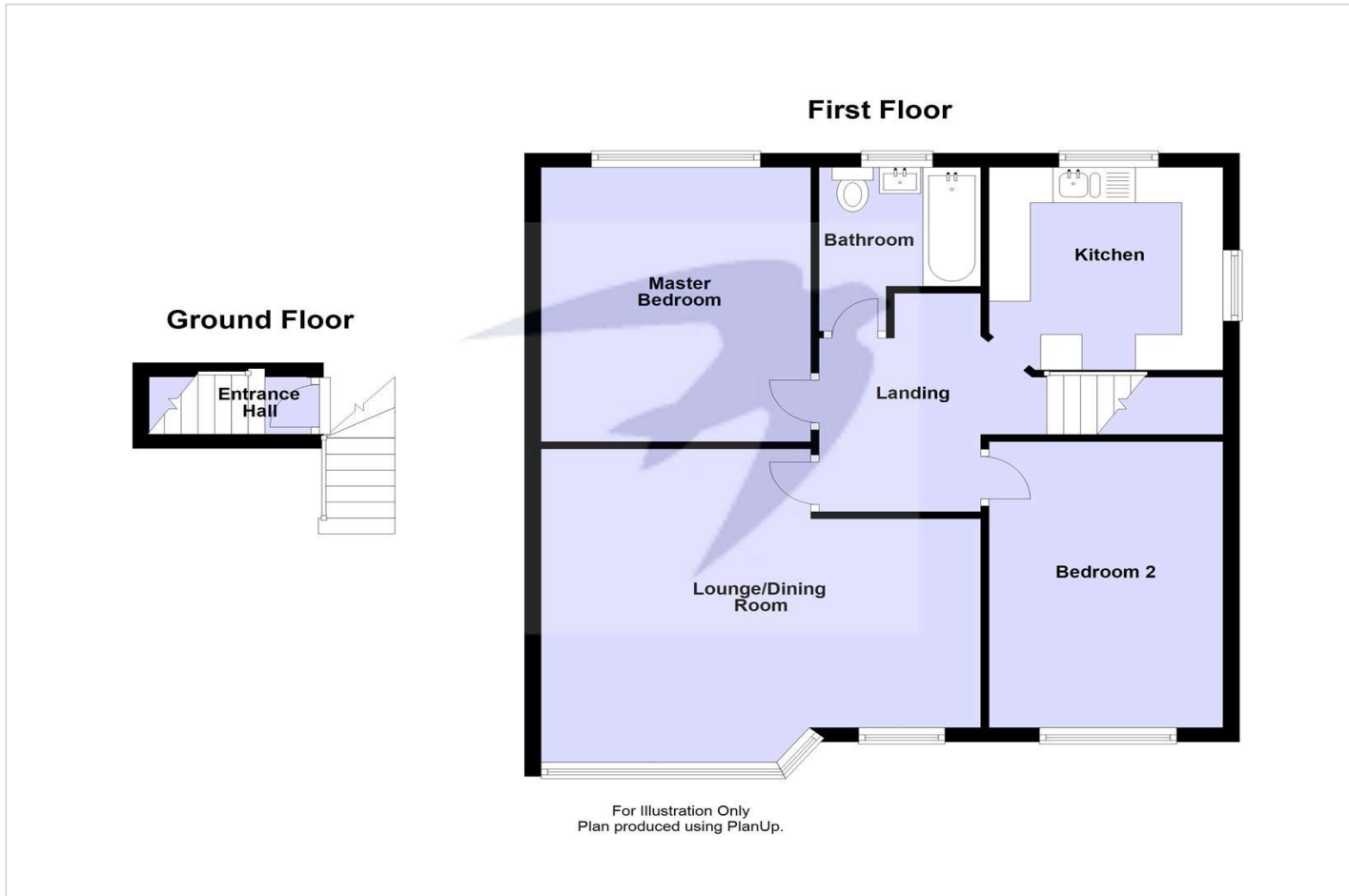
Original start and lease term: 990 years from 25/03/1982

Current ground rent: approx £10 per annum

Current service charge: Approx £564.84 per annum

Next ground rent review: TBC

All the above needs to be verified by your solicitor.

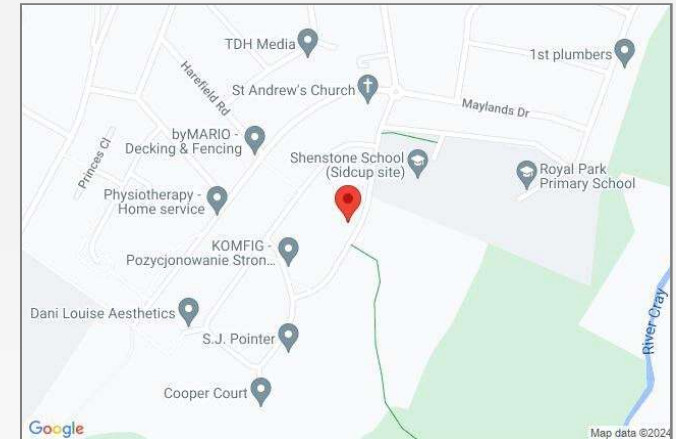






## Property Location

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## Additional Information

Albany Park is a suburban area located in the London Borough of Bexley. Located midway between Sidcup and Bexley. Both Sidcup and Bexley have their own high street and are brimming with pubs and restaurants, with friendly 'locals' serving the community.

Commuters use Albany Park train station for a direct service into Central London, with journey times from 18 minutes. Sidcup and Bexley also have their own train station.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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