



Lansdown Road | Sidcup, DA14 4EN



Asking Price £130,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Lansdown Road, Sidcup

Located perfectly for local shops and amenities, is this very well maintained, one bedroom first floor apartment in a popular retirement development.

### Property Features

- Council Tax: C
- EPC Rating: D
- Chain Free
- Close to Lift
- Development manager available
- Located Near Laundry Room
- Communal Lounge
- Communal Gardens



## Interior

**Entrance Hall** Entrance door, storage cupboard carpet.

**Kitchen** 2.18m x 1.57m (7'2" x 5'2") Range of wall and base units, integrated oven and hob, stainless steel sink unit with drainer and mixer tap, space for fridge/freezer, laminate flooring.

**Lounge/Diner** 5.26m x 3.2m (17'3" x 10'6") Double glazed window to front, feature fireplace, storage heater, carpet.

**Bedroom** 4.17m x 2.6m (13'8" x 8'6") Double glazed window to front, fitted wardrobes and over heard storage, storage heater, carpet.

**Bathroom** Panelled bath with mixer tap and shower over, low level w.c, wash hand basin set in vanity unit with mixer tap, chrome heated towel rail, laminate flooring.

## Leasehold Information

Unexpired term of lease: Approx 88 years

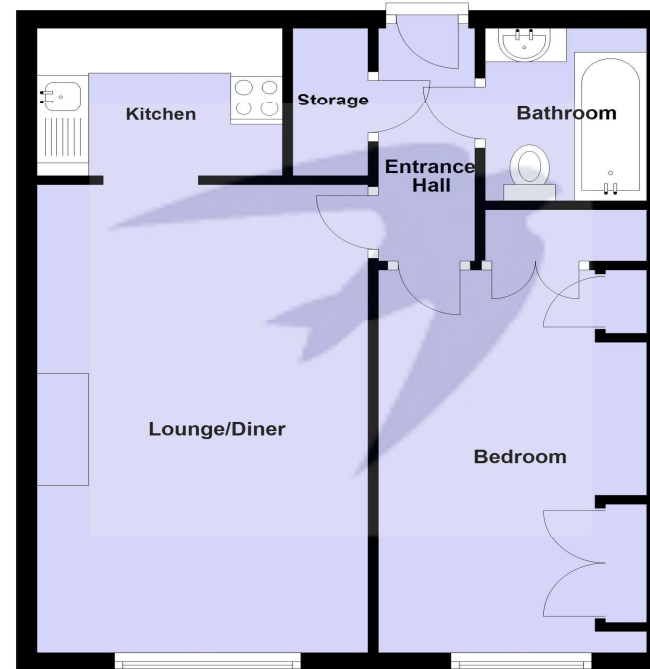
Original start and lease term: 125 Years from 01/11/1987

Current ground rent/service charge: Approx £284.00 per month

Next ground rent review: TBC

All the above needs to be verified by your solicitor.

## First Floor



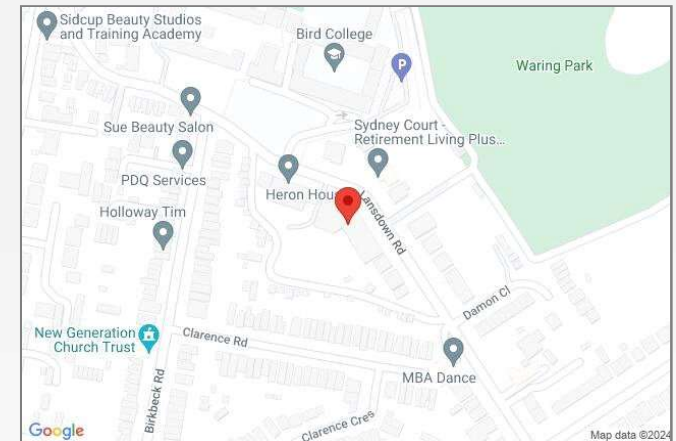
For Illustration Only  
Plan produced using PlanUp.





## Property Location

Lansdown Road, Sidcup, DA14 4EN



## Additional Information

Please note the property is being sold subject to the grant of probate.

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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