



Main Road | Sidcup, DA14 6PL



Guide Price £300,000 to £315,000 Share of Freehold

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## Main Road, Sidcup

Discover the perfect blend of convenience and comfort with this charming two-bedroom first floor flat, ideally situated just moments away from both the bustling high street and the nearby station. Boasting a prime location, this property offers easy access to local amenities, transportation links, and vibrant community life.

### Property Features

- Council Tax: C
- EPC Rating: C
- Share of Freehold
- Utility Area
- Allocated Parking Space
- In Excess of 900 Year Lease
- Two Bedrooms
- First Floor
- Immaculately Presented Throughout





## Interior

**Entrance Hall** Entrance door to front, cupboard housing combi boiler, radiator, laminate flooring.

**Lounge** 5.08m x 3.48m (16'8" x 11'5") Double glazed window to rear, two radiators in decorative covers, carpet.

**Kitchen** 3.45m x 1.65m (11'4" x 5'5") Double glazed window to side, range of wall and base units, inset sink unit with mixer tap, integrated oven, hob and extractor hood, radiator, wood flooring.

**Utility** 1.93m x 1.63m (6'4" x 5'4") Spaces for fridge/freezer, washing machine, laminate flooring.

**Master Bedroom** 4m x 2.77m (13'1" x 9'1") Double glazed window to rear, fitted wardrobes, radiator, carpet.

**Bedroom Two** 4m x 2.18m (13'1" x 7'2") Double glazed window to rear, fitted wardrobes, radiator, carpet.

**Shower Room** 1.88m x 1.63m (6'2" x 5'4") Shower cubicle, vanity wash hand basin with mixer tap, low level w.c, chrome heated towel rail, tiled walls and flooring.

## Exterior

**Parking** Allocated space.

## Share of Freehold Information

Unexpired term of lease: Approx 982 years

Original start and lease term: 999 years from 24/12/2007

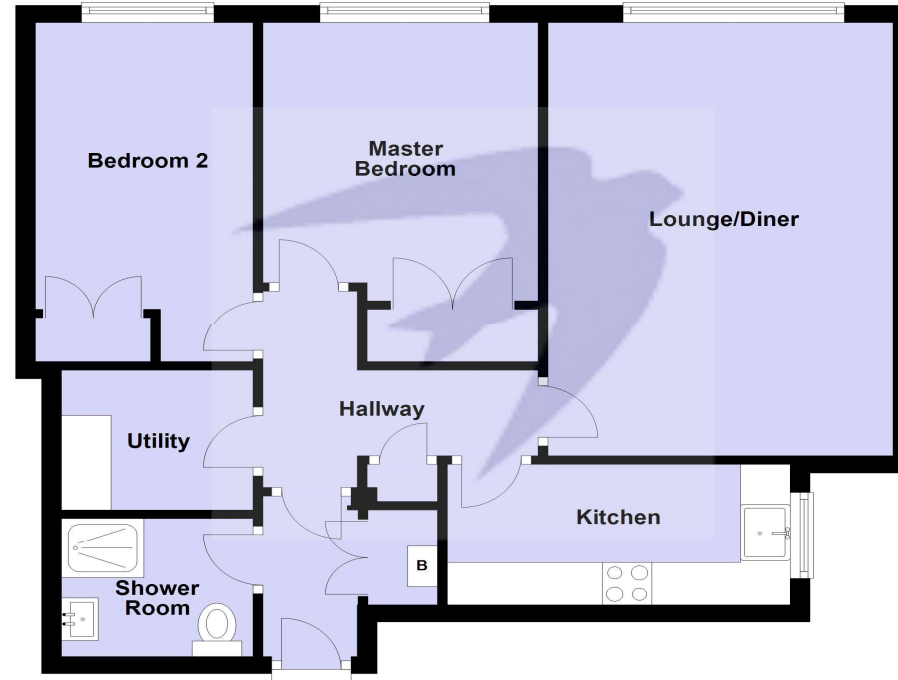
Current ground rent: N/A

Current service charge: Approx £536.00 per quarter

Next ground rent review: N/A

All the above needs to be verified by your solicitor.

## First Floor



For Illustration Only  
Plan produced using PlanUp.





## Property Location

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## 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.**

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