



CENTRAL PARADE

SIDCUP

£170,000

Central Parade

SIDCUP

Anthony Martin are happy to offer for sale this great one bedroom first floor Maisonette which is located above a learning centre within walking distance to Sidcup Station.

The property is being offered with no forward chain and it comprises of a spacious lounge, good size bedroom and a serviceable kitchen and bathroom. The property needs some cosmetic updating and it benefits from a parking space to the rear which is like gold dust this close to the station.

There are a vast array of shops, bars, clubs and supermarkets near by and this is a must for any first time buyer or investor. Call us now so you do not miss out.

Lease remaining 73 Years

SUMMARY OF ACCOMMODATION

The Property

Entrance Hall

Landing

Lounge

16'0" x 12'9" (4.9 x 3.9)

Kitchen

8'6" x 5'10" (2.6 x 1.8)

Bathroom

Bedroom

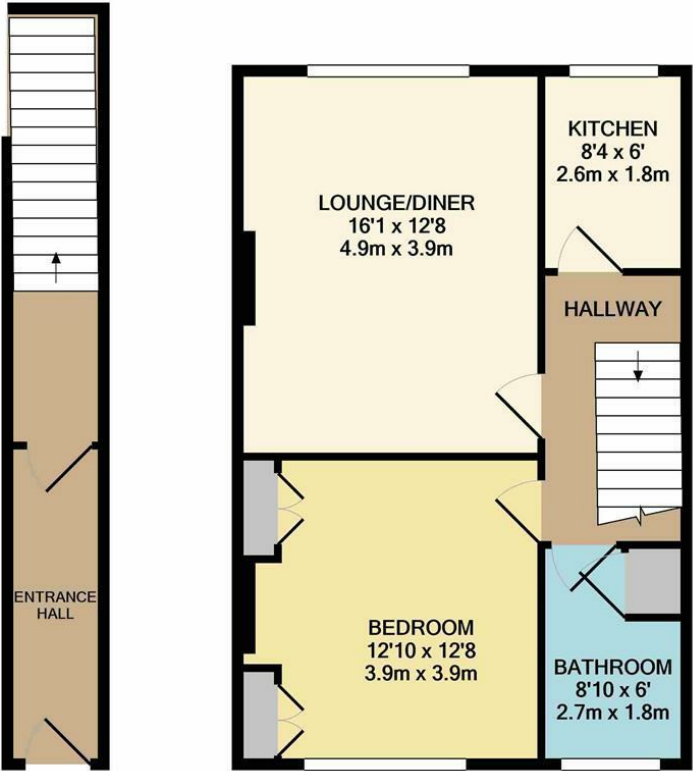
12'9" x 12'9" (3.9 x 3.9)

Parking Space

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APPROX. GROSS INTERNAL FLOOR AREA sq ft



ENTRANCE FLOOR
APPROX. FLOOR
AREA 126 SQ.FT.
(11.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential	
(92-100) A		63	(10-49) B		60	
(81-91) B			(50-49) C			
(69-80) C			(35-48) D			
(55-68) D			(28-34) E	49		
(39-54) E			(17-27) F			
(21-38) F			(1-16) G			
(1-20) G			Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs			England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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