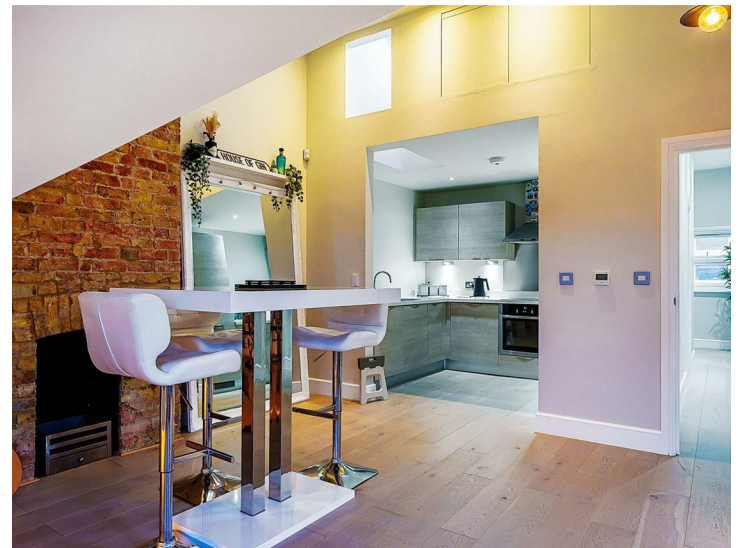


Hatherley Road, Sidcup, DA14 4BH



## Flat

- Purpose Built Two Bedroom Second Floor Apartment
- Underfloor Heating
- Modern Fitted Kitchen With Integrated Appliances
- Fitted Wardrobes To Both Bedrooms
- Visitor Parking & Bicycle Storage Facility
- Allocated Parking Space Behind Electric Secured Gates
- Built In Storage Cupboards
- Very Convenient For Sidcup High Street & Sidcup Station
- Designer Style Bathroom With Separate Shower
- Very Light, Airy and Neutral Décor

# Hatherley Road, Sidcup, DA14 4BH

GUIDE PRICE £375,000 - £400,000

Welcome to this exquisite two-bedroom, purpose-built second-floor apartment that epitomizes contemporary elegance and comfort. Nestled in a prime location, this residence boasts a perfect blend of luxurious features and convenient amenities. As you enter, you are greeted by a remarkably spacious hall adorned with ample cupboards, providing both practicality and style. The underfloor heating throughout the apartment ensures a consistently cosy atmosphere. The heart of this home is the fully fitted kitchen, equipped with integrated appliances that cater to the needs and the designer style bathroom complete with separate shower cubicle reflects a commitment to modern aesthetics. The seamless design flows into the living space featuring a captivating feature brick wall that adds a touch of character. Both bedrooms are adorned with fitted wardrobes, offering generous storage solutions, and the primary bedroom has the added touch of wood panelling. The property continues to impress with the added convenience of parking behind electric gates, ensuring both privacy and parking. Situated in a prime position this residence is very convenient for Sidcup High Street and Sidcup Station. The location not only provides easy access to local amenities but also positions you in the heart of a vibrant community. The interior of the apartment is characterized by its light, airy, and neutral décor, creating a tranquil and inviting space for residents to unwind.

Tenure: Leasehold

Lease term: 125 years from the 1st of April 2017

Service charge: 01/01/24 - 30/06/24 - £836.91 (payable every 6 months)

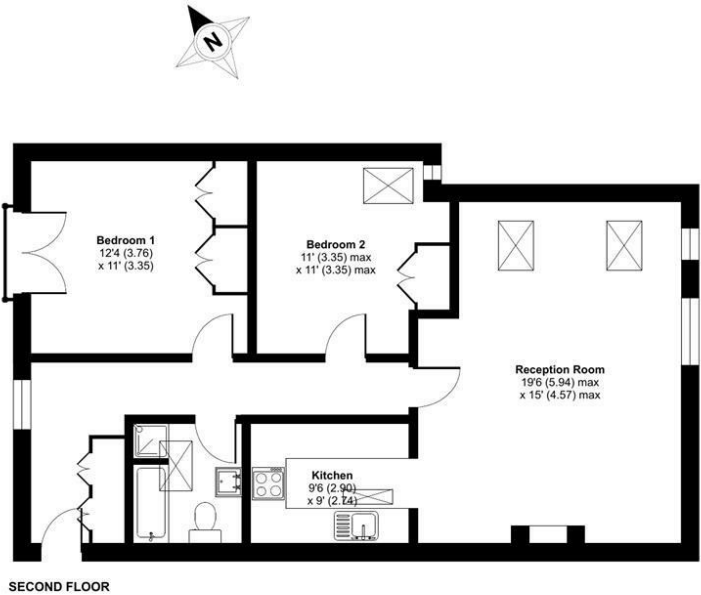
Ground rent: £100 per annum

EPC rating B | London Borough of Bexley Council Band B: £1,584.92

## Hatherley Road, Sidcup, DA14

Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2023. Produced for Home Castle. REF: 1054904

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.