



**Manor Road**  
Sidcup  
DA15 7HU

**Share of Freehold**

This spacious split-level apartment offers two double bedrooms and is ideally located on a sought-after tree-lined road, just a short walk from Sidcup train station, as well as a variety of local shops, cafés, and restaurants.

An excellent opportunity for first-time buyers, the property benefits from a share of freehold and an exceptionally long lease of over 900 years.

The accommodation comprises a well-maintained communal entrance, private front door, entrance hall, kitchen, and a generous living room. Stairs lead to the upper level, creating a house-like feel, where you'll find a good-sized bathroom and two well-proportioned double bedrooms.

**Local Authority** Bexley London Borough  
Council  
**Council Tax Band** C  
**EPC Rating** E

**Share of Freehold**

**Lease** 1089 years from 31/7/1982 so 1045 years remaining

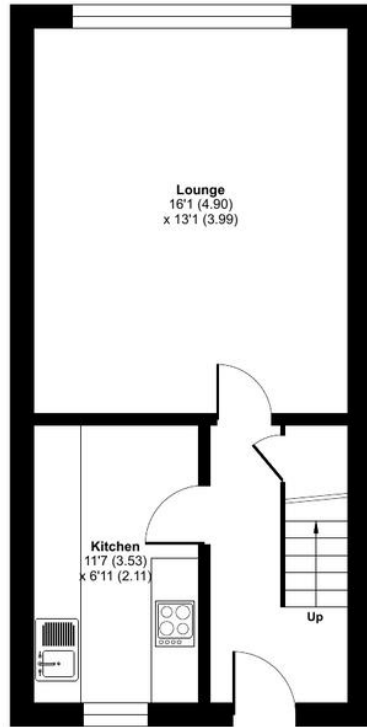
**Service Charge** £1,841 per annum

**Ground Rent** none

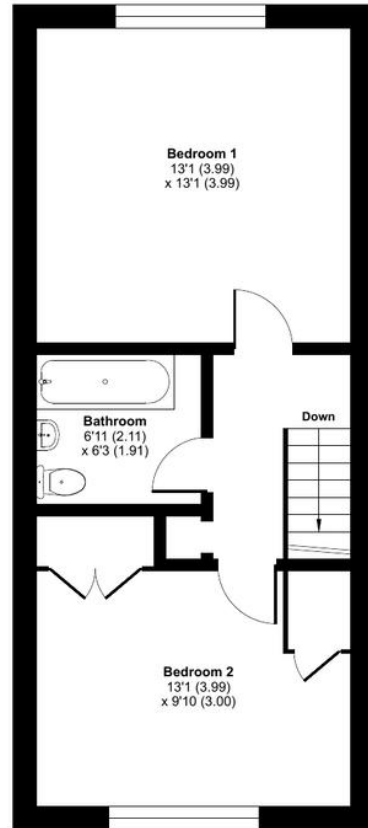
**Manor Road, Sidcup, DA15**

Approximate Area = 795 sq ft / 73.8 sq m

For identification only - Not to scale



SECOND FLOOR



THIRD FLOOR



**Drewery Property Consultants**  
128 Station Road  
Sidcup  
Kent  
DA15 7AF

**Contact**  
020 8269 6605  
info@drewery.co.uk  
www.drewery.co.uk

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.