



Emblin Court
Granville Road
Sidcup
DA14 4DA
Leasehold

Offered to the market chain free is this well-presented two-bedroom top-floor apartment, which we feel would make an ideal first-time purchase. The property enjoys a convenient location, just a short walk from both Sidcup High Street and Sidcup train station.

The accommodation briefly comprises an entrance hall, spacious lounge leading into a well-presented kitchen, neutral bathroom and two bedrooms. Externally, there are communal gardens and a garage en bloc.



Local Authority Bexley London Borough
Council
Council Tax Band C
EPC Rating D

Lease 94 years remaining
Service Charge £720 per annum
Ground Rent £480 per annum (which includes
£100 for the garage).

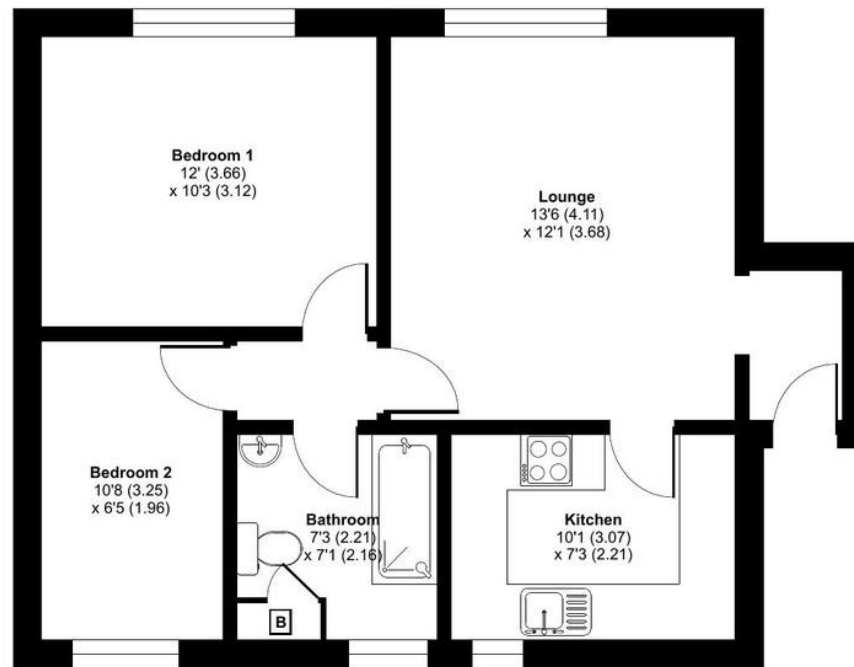
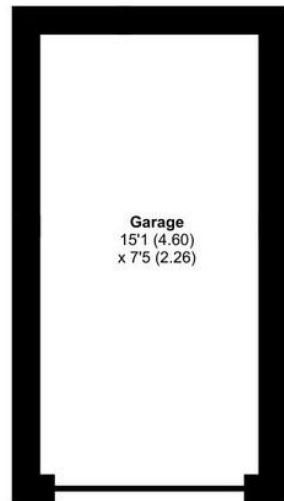
Granville Road, Sidcup, DA14

Approximate Area = 554 sq ft / 51.4 sq m

Garage = 113 sq ft / 10.5 sq m

Total = 667 sq ft / 62 sq m

For identification only - Not to scale



SECOND FLOOR



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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.