

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Manor Road

DA15 7HU





**Benefitting from a share of freehold and in pristine condition throughout, Cockburn are pleased to present to the market this wonderful two bedroom split-level maisonette on Manor Road, Sidcup.**

*A sought after, premier road, Manor Road boasts an abundance of space, measuring 794 sq ft throughout. Comprising two double bedrooms, generous lounge/dining room and recently renovated kitchen and bathroom suite. The property is surrounded by well-kept communal gardens, and benefits from a garage en bloc as well as resident permit parking. The property has been finished to a superb standard throughout, and really would be an ideal first time purchase for those looking to get their foot onto the property ladder. The block also benefits from being an owner only block, with long-standing residents being here for a number of years.*

*Sidcup is a popular town in the London Borough of Bexley and is within easy reach of Central London and Kent. Sidcup High Street offers plenty of shopping, restaurants and has a brand new library and cinema. Sidcup Mainline Train Station (ZONE 5) is within walking distance of the property, with regular trains taking you to London Charing Cross, Cannon Street and passes through London Bridge. Additional points on transport include the A20 and M25 being easily accessible, with many handy bus routes keeping you connected with Eltham, Chislehurst and Greenwich. Along with bars and restaurants, the area offers plenty of other amenities such as sports clubs, leisure centres and much more.*

**Lease Length 956 Years | Service Charge 1,678.56 Per Annum (approx.)**





### Key Features:

- ❑ Two Bed Ground Floor Split Level Maisonette
- ❑ Immaculately Presented Throughout
- ❑ Garage En Bloc
- ❑ Share Of Freehold
- ❑ Long Lease Of 956 Years
- ❑ Recently Renovated Kitchen & Bathroom Suite
- ❑ Ideal First Time Purchase
- ❑ 0.2 Miles To Sidcup Train Station
- ❑ Lovely Well-Maintained Communal Garden
- ❑ Owner Only Block
- ❑ Council Tax Band C - London Borough Of Bexley





## Manor Road, DA15

Approximate Gross internal Area = 794 sq ft / 73.8 sq m

Approximate Garage Area = 120 sq ft / 11.2 sq m

Approximate Total Area = 915 sq ft / 85.0 sq m

**EPC:** D

**COUNCIL TAX BAND:** C

**TENURE:** Share Of Freehold

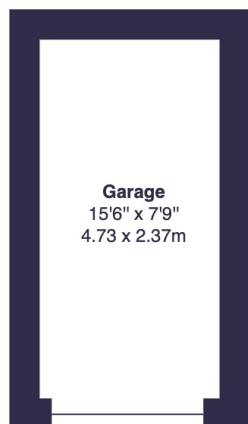
For more information on this property or to arrange a viewing please call the office on

0208 859 8590

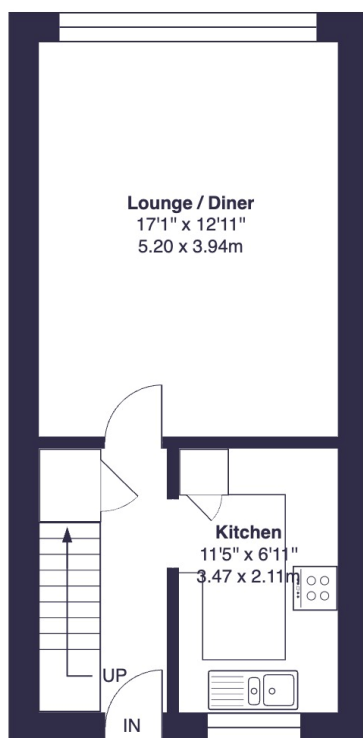
Alternatively, you can scan below to view all of the details of the property online.



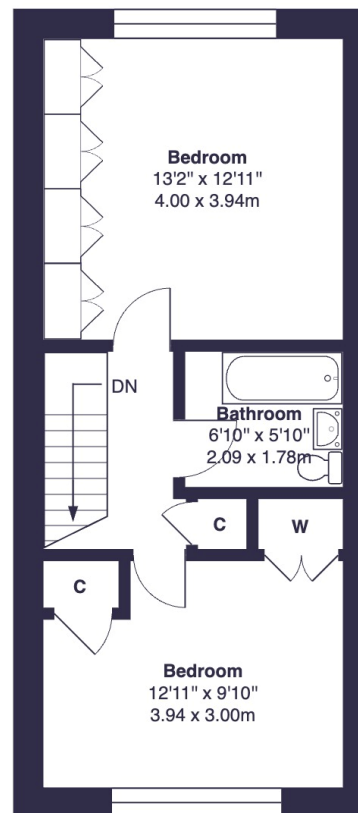
352 Footscray Road  
New Eltham  
London  
SE9 2EB



Outbuilding



Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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