



Price Band £350,000 - £375,000

Carrisbrooke Court, The Park, Sidcup, DA14 6AL

Chattertons

Est. 1893



# 3 Bed Purpose Built Apartment

## PRICE BAND £350,000 - £375,000

Situated in a FIRST CLASS LOCATION within a few moments of SIDCUP PLACE and the BUSTLING HIGH STREET and MAINLINE STATION is this SPACIOUS PURPOSE BUILT APARTMENT with GARAGE and BALCONY.

The accommodation includes a LARGE DUAL ASPECT LOUNGE which leads to the BALCONY, 3 BEDROOMS, modern kitchen with view of the Park and extra large modern bathroom.

Presented in GOOD CONDITION with GAS CENTRAL HEATING, DOUBLE GLAZING and a SHARE OF FREEHOLD the property is CHAIN FREE and offers the chance for the buyer to MOVE IN, UNPACK and START LIVING.

This property has a nearly new feel.



- **First class location**

- **Share of Freehold**

- **Close to High Street**

- **Close to Sidcup mainline station**

- **Spacious apartment**

#### **Communal Entrance**

Security entrance phone, stairs to top floor.

#### **Entrance Hall**

Radiator, carpet, 2 cupboards.

#### **Lounge 16' 11" x 10' 10" (5.16m x 3.30m)**

Double glazed window to rear, double radiator, carpet, door to balcony.

#### **Balcony**

Tiled floor.

#### **Kitchen 11' 9" x 7' 1" (3.58m x 2.16m)**

Double glazed window with views to the park, stainless steel single drainer sink unit with mixer taps, fitted wall and base unit with laminate work surface, built in oven and gas hob with extractor hood, tiled walls, vinyl floor covering, cupboard housing boiler, plumbed for automatic washing machine.

- **Balcony**

- **Large dual aspect lounge**

- **3 bedrooms**

- **Extra large modern bathroom**

- **Kitchen with view of Park**

#### **Bedroom 1 15' 7" x 13' 0" (4.75m x 3.96m)**

Double glazed window to rear, built in wardrobes with mirror doors, double radiator, carpet.

#### **Bedroom 2 11' 0" x 9' 5" (3.35m x 2.87m)**

Built in wardrobes, double glazed window, radiator, carpet.

#### **Bedroom 3 9' 11" x 7' 6" (3.02m x 2.29m)**

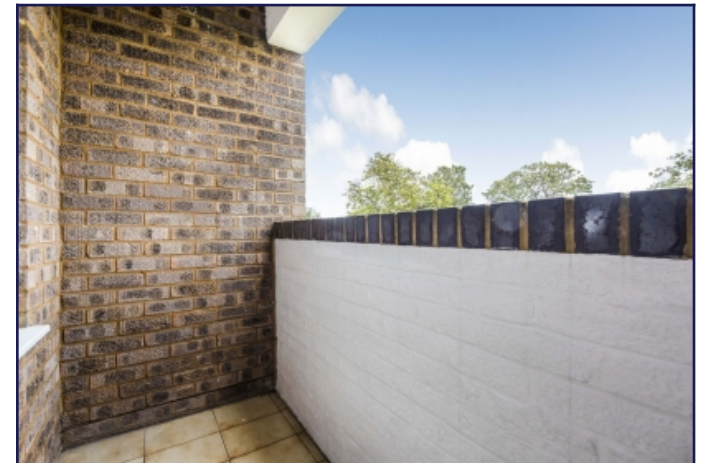
Double glazed window, radiator, carpet.

#### **Bathroom/w.c**

Frosted double glazed window, bath with mixer taps, shower above with screen, wash hand basin with mixer taps, close coupled low level w.c, tiled walls and floor, Chrome heated towel rail.

#### **Garage En Bloc**

Communal gardens.





## Carisbrooke Court, The Park, Sidcup, DA14

Approximate Area = 838 sq ft / 77.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for Chattertons Estate Agents Ltd. REF: 638818

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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