

1 Bedroom Room for Rent - £745 per month

Elm Road, Sidcup, Kent, DA14 6AD



KEY FEATURES

- FURNISHED 1ST FLOOR BEDROOM • SUIT SINGLE WORKING PROFESSIONAL • ALL BILLS INCLUDED excluding TV Licence • WIFI INCLUDED • SHARED USE OF BATHROOM • LARGE FULLY EQUIPPED KITCHEN/DINER • WASHING MACHINE & TUMBLE DRYER • COMMUNAL LOUNGE & DINING AREA • NO PARKING FACILITY WITH THIS ROOM • CLOSE TO SIDCUP STATION AND SHOPS

Description

****AVAILABLE END OF JANUARY 2024****

Suitable for a single working professional tenant earning over £23,500 per annum.

Conveniently located for local shops and transport are these newly decorated furnished rooms within an 8 bedroom semi-detached house.

All rooms are inclusive of bills and WiFi (excluding TV licence) and are ideally suited for single working professionals only and will appeal particularly to the staff of Queen Mary's hospital due to the close proximity of this property.

The rooms are inclusive of furniture (you will need to provide your own bed and mattress) and all tenants will have access to a communal lounge with additional dining table, a large kitchen with multiple appliances including washing machine and tumble drier (separate charge) and another

large dining table, there is also shared access with one other room to a

bathroom and use of a large garden to the rear.

Please note there is NO PARKING associated with this tenancy but off street parking can be found with a permit from Bexley Council.

Minimum tenancy is 12 months and full referencing will be undertaken.

Holding fee is the equivalent of one week's rent and will contribute to your first month's rent)

Deposit held with DPS is the equivalent of five week's rent

Please call Bishop Estates to arrange a viewing on 01689 873796



Location

Elm Road is ideally placed and within walking distance to Queen Mary's Hospital, Sidcup. There is a large Morrisons close by and public parks for walking or exercising, and local private tennis and rugby centres.

Please note there is NO PARKING associated with this tenancy but off street parking can be found with a permit from Bexley Council.

Sidcup train station is 0.63 mile walk, New Eltham (London

Zone 4) train station is 1.92 mile away both providing excellent services into London Bridge, Charing Cross and Cannon Street. Bexley Station - 1.88 miles and Albany Park Station - 0.99 miles.

Sidcup High Street is 0.4 mile away providing all of the amenities a High Street has to offer.

Ground Floor

ENTRANCE PORCH - 6' 3" x 4' 4" (1.93m x 1.34m) UPVC front door, double glazed floor to ceiling Georgian style double glazed window to side, tiled floor.

ENTRANCE HALL - Wooden front door with glass panels, carpet, radiator, storage cupboard, doors to all rooms.

First Floor

DOUBLE BEDROOM - 10' 4" x 12' 7" (3.16m x 3.87m) Double bedroom overlooking rear garden. Window. Radiator.

Room includes

1 x wardrobe

1 x chest of 5 drawers

1 x desk

1 x bedside cabinet

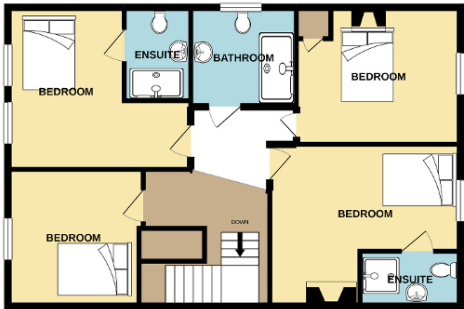
You will need to provide your own bed and mattress

BATHROOM - 6' 5" x 5' 9" (1.98m x 1.77m) Bathroom is shared between Room 7 and Room 9 and presents with a white suite comprising of large double walk in shower, close coupled WC and sink with mirror over. Fully tiled. Heated towel rail. Obscured window to side.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		