

## 1 Bedroom Flat for Rent - £1,275 per month

Sidcup Hill, Sidcup, Kent, DA14 6JA



### KEY FEATURES

- 1 BEDROOMED 1ST FLOOR FLAT AVAILABLE NOW
- SPACIOUS RECEPTION
- FITTED KITCHEN WITH APPLIANCES
- BATHROOM SUITE WITH SHOWER OVER BATH
- STORAGE AREA
- CLOSE TO SHOPS AND TRANSPORT
- SUITABLE FOR PROFESSIONAL COUPLE
- OFF STREET PARKING SPACE
- COUNCIL TAX BAND C
- EPC RATING B

## Description

Bishop Estates are pleased to offer this 1 bedroom first floor flat available now.

The property comprises of a double bedroom, reception room, fitted kitchen with appliances, bathroom suite and allocated off street parking space and communal gardens.

Please call us to arrange a viewing on 01689 873 796.

## Location

Sidcup is a suburban district of south-east London, England, in the London Borough of Bexley. Located 11.3 miles (18.2 km) south east of Charing Cross, it borders the London Boroughs of Bromley and Greenwich. The town contains Queen Mary's Hospital, a large Leisure Centre, four colleges and three secondary schools. Sidcup High Street is home to a number of shops, bars, restaurants and Morrisons and Waitrose Supermarket.



## First Floor

**ENTRANCE HALLWAY** - Doors to all rooms.

**MASTER BEDROOM** - 13' 8" x 10' 4" (4.18m x 3.15m) Electric storage heater, carpet, double glazed window to rear.

**RECEPTION ROOM** - 14' 9" x 12' 1" (4.5m x 3.7m) Double glazed window to rear, door way to kitchen, carpet, storage heater.

**KITCHEN** - 9' 1" x 5' 6" (2.77m x 1.69m) Fitted kitchen with a range of wall and base units and work tops over, stainless steel sink unit with mixer tap and drainer, built in electric oven with electric hob over, extractor fan, double glazed window to side, lino floor covering.

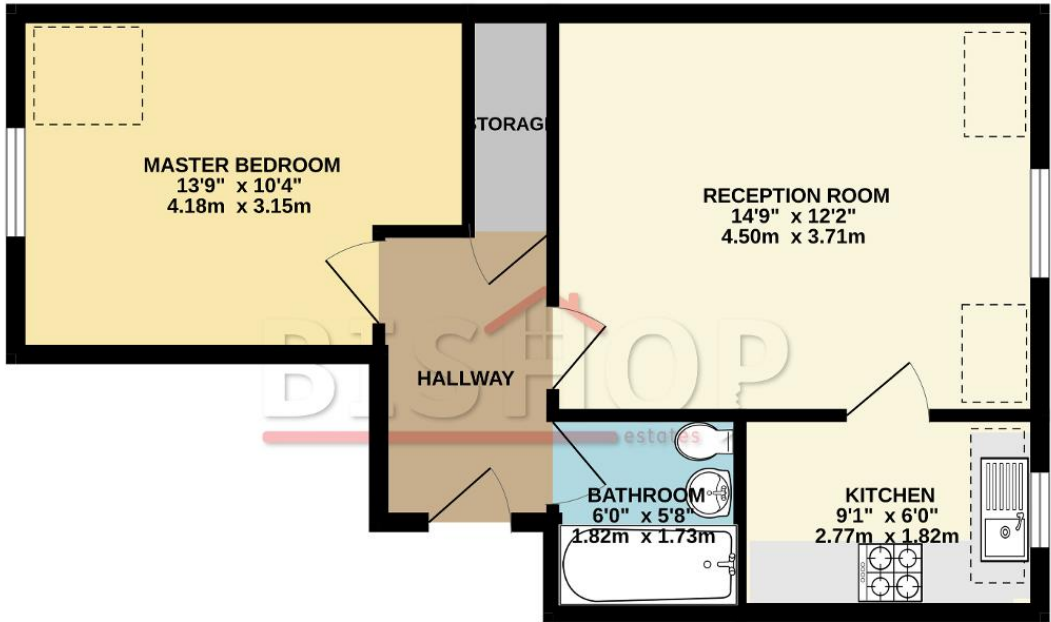
**BATHROOM** - Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, wall mirror, lino flooring.

## Exterior

**PARKING** - Allocated off street parking space.



FIRST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



ONE BED ONE BATHROOM  
TOTAL FLOOR AREA : 463 sq.ft. (43.0 sq.m.) approx.  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.  
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their

operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property.