

## 3 Bedroom Flat for Rent - £1,850 per month

Granville Road, Sidcup, Kent, DA14 4DR



### KEY FEATURES

- THREE BEDROOM TOP FLOOR FLAT • FITTED KITCHEN WITH APPLIANCES • LARGE FAMILY RECEPTION • FAMILY BATHROOM • MINIMUM 12 MONTH CONTRACT • DOUBLE GLAZING AND GAS CENTRAL HEATING • COMMUNAL GARDENS • CLOSE TO SIDCUP STATION 0.4 MILES • COUNCIL TAX BAND C • EPC RATING D

## Description

**\*\* AVAILABLE 25TH APRIL 2025 \*\***

Bishop Estates are delighted to present to market this rarely available spacious three-bedroom second floor flat within a purpose-built block. The property benefits from a spacious living area overlooking the communal gardens, with a large, double-glazed window letting lots of natural sunlight. There are two double bedrooms benefiting from fitted wardrobes. The modern kitchen has lots of useful storage and counter space, with a washing machine and fridge freezer installed, and the bathroom suite has a shower over bath and separate w/c. The property has been recently decorated throughout and also has new carpets.

## Location

Sidcup high Street is a five-minute walk where you will find various bars and restaurants, and Sidcup train station is 0.4 miles away, Albany Park Station 1.1 miles and New Eltham Station 1.6 miles.

The property has visitor bays available for short term parking.

West Lodge School - 0.2 miles

Birkbeck Primary School - 0.3 miles

Benedict House Preparatory School - 0.2 miles

Merton Court School - 0.4 miles

## Second Floor

**HALLWAY** - Door to front, three storage cupboards, radiator, flooring

**RECEPTION & DINING ROOM** - **16' 10" x 15' 1" (5.14m x 4.61m)** Double glazed window, double radiator and single radiator. Ceiling light, flooring

**KITCHEN** - **9' 10" x 6' 11" (3m x 2.12m)** Double glazed window, wall and base units, Ideal Esprit Eco2 wall mounted combi-boiler, electric oven, worksurfaces with sink insert, Beko fridge/freezer, Hoover washing machine

**BATHROOM** - Double glazed window, panel bath with shower over, radiator, fully tiled, flooring

**MASTER BEDROOM** - **15' 1" x 10' 5" (4.6m x 3.19m)** Double glazed window, radiator, wardrobes, lighting, flooring

**BEDROOM TWO** - **10' 9" x 8' 4" (3.3m x 2.56m)** Double glazed window, wardrobes, radiator, lighting, flooring

**BEDROOM THREE** - **9' 4" x 8' 2" (2.87m x 2.51m)** Double glazed window, radiator, lighting, flooring

## Exterior

**COMMUNAL GARDENS** -







SECOND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	62 D
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

- Holding fee (one week equivalent of annual rental)
- Deposit lodged with DPS (five week's equivalent of annual rental)

Full referencing will be undertaken

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.