



**Drewery**  
a name to trust



# Fold Apartments

Sidcup, DA15 7AP

A modern two bedroom, seventh floor apartment with parking located in the highly sought after "Fold" development. The Fold sits in a fantastic location beside Sidcup station as well as local shops, cafes and restaurants.

## Main Features

- Two bedroom, seventh floor apartment
- Roof terrace
- Adjacent to Sidcup station
- Secure allocated parking space
- Secure communal entrance
- Master bedroom with ensuite
- Stylish open plan living/dining/kitchen area

## FULL DESCRIPTION

A modern two bedroom, seventh floor apartment with parking located in the highly sought after "Fold" development. The property is adjacent to Sidcup station and close to local shops and restaurants and features a lift, parking and an amazing roof top terrace.

The flat briefly comprises: Secure communal fob entry system, entrance door, entrance hall with storage, stylish open plan living room which features lounge, dining area and modern kitchen with a range of appliances, master bedroom with fitted wardrobes and ensuite, second bedroom and a modern bathroom.

This is a great chance to purchase a modern two bedroom apartment with parking in such a fantastic location.

**Communal entrance**

**Private entrance hall**

**Lounge/dining/kitchen area**

19' 9" x 15' 0" (6.02m x 4.57m)

**Master bedroom**

11' 2" x 10' 8" (3.4m x 3.25m)

**Ensuite**

7' 0" x 6' 5" (2.13m x 1.96m)

**Bedroom two**

15' 4" x 8' 5" (4.67m x 2.57m)

**Bathroom**

6' 11" x 6' 9" (2.11m x 2.06m)

**Outside**

Roof top terrace garden.

Allocated parking space 15

## ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Lease: 242 years remaining

Service Charge £3276 per annum

Ground Rent: £350 per annum

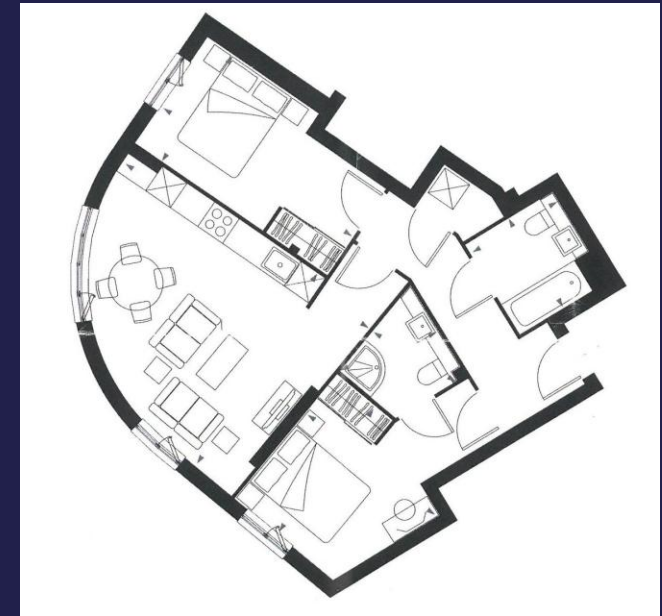
Council Tax: Band C £1,492.35 per annum

Local authority: Bexley London Borough Council

EER Rating: 84 EIR Rating: 90

## Directions

From our Sidcup office turn left and under the railway bridge and "The Fold" is directly on your left. Closest stations - Sidcup 0.03 miles Albany Park 0.97 miles New Eltham 1.41 miles Closest schools - Birkbeck Primary School 0.14 miles Chislehurst & Sidcup Grammar School 0.24 miles.



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