



Southlands Road, Bickley | OIEO £315,000 LEASEHOLD

Situated in the heart of Bickley we are delighted to offer for sale this particularly well presented two bedroom first floor flat in a small development a mere 10 minutes walk from Bickley station. This property in our opinion offers particularly light and spacious living accommodation and would make an ideal first time purchase or letting investment however for a small family it offers the advantage of being conveniently placed for a host of local amenities as well as being in the local catchment area of some well regarded local schools including Bullers Wood for Girls. The property briefly comprises a large lounge, kitchen, two well proportioned bedrooms and a family bathroom and offered for sale with a new 99 year lease, reasonable ongoing maintenance costs and off street parking your attention to view is well advised to avoid disappointment. Viewings are to be booked strictly with the vendors sole agents.



- Two bedroom
- Purpose built apartment
- Well presented throughout
- Short walk to Bickley station
- Off street parking
- Long lease

LOUNGE/DINER 15' 11" x 13' 4"
(4.85m x 4.06m)

KITCHEN 9' 0" x 5' 9" (2.74m x 1.75m)

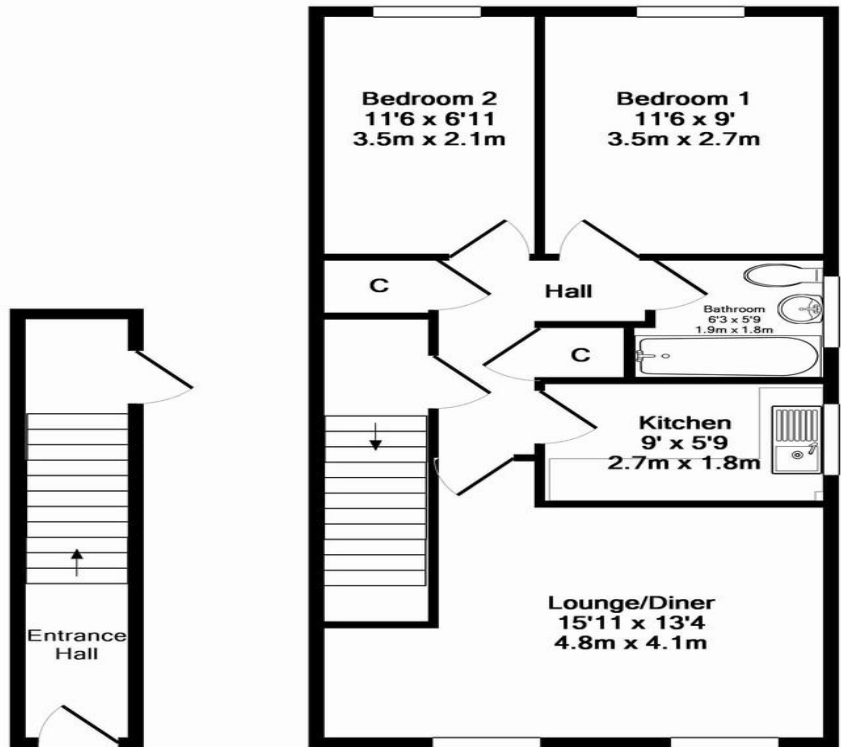
BEDROOM ONE 11' 6" x 9' 0"
(3.51m x 2.74m)

BEDROOM TWO 11' 6" x 9' 0"
(3.51m x 2.74m)

BATHROOM 6' 3" x 5' 9" (1.91m x 1.75m)

OFF STREET PARKING

Directions: From our Bromley office turn left and proceed along Bickley Park Road towards the second traffic lights where you can take the right hand turn onto Southborough Road. As you pass Bickley station cross over the mini roundabout and Southlands Road can be found on the right hand side.



Ground Floor
Approx. Floor
Area 73 Sq.Ft.
(6.8 Sq.M.)

1st Floor
Approx. Floor
Area 543 Sq.Ft.
(50.4 Sq.M.)

Total Approx. Floor Area 616 Sq.Ft. (57.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. Some images have been taken using a wide angle lens. No representation or warranty whatever is made in relation to this property by Coady Phillips or its employees nor do such details form part of any offer or contract.