



Total area: approx. 68.5 sq. metres (737.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(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	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



Cedarwood Place | Maylands Drive | Sidcup | DA14

£280,000

-  Chain free
-  5-7 minute walk to Albany Park Station
-  Many well-regarded Primary & Secondary schools within close proximity
-  2 Double bedrooms
-  Ground floor
-  Spacious lounge/diner
-  Allocated parking space
-  Residents communal garden & roof terrace



Kenton are delighted to present to the market this two bedroom ground floor apartment situated in a contemporary complex (built circa 2008). Residents benefit from gated and secure allocated parking space and communal gardens, additionally, any prospective owners of this particular flat retain access to the communal roof terrace. Internally, the property itself comprises a sizeable lounge/diner (circa 20ft x 14ft) featuring a Juliet balcony and double doors on to the fitted kitchen which boasts integrated appliances. Furthermore, there are 2 good size double bedrooms as well as a modern family bathroom. The property has been well-kept throughout and, in our opinion, is essentially in 'turn-key' condition. Cedarwood Place offers the 'best of both worlds' being conveniently located for Albany Park station (circa 5-7 minutes' walk) offering services into London, but also within a stone's throw of open green spaces such as Foots Cray Meadows and Five Arches. Furthermore, many well-regarded Primary and Secondary Schools are also within close proximity (namely Royal Park Primary & Cleve Park Secondary being the nearest). Benefitting from a lengthy lease (circa 134 years) with ground rent charges £250.00 per annum and service charges circa £1,900.00 per annum. Overall, the apartment offers great space and we feel it would be ideal for first time buyers, a buy-to-let investor, or those who are looking to downsize and therefore, we urge your earliest attention to view.

£280,000 Leasehold



Cedarwood Place, Maylands Drive, Sidcup, DA14



Entrance Hall

Large cupboard, entry phone, radiator, laminated wood flooring.

Lounge/Diner

20'12" x 14'2" (6.39m x 4.31m narrowing to 3.39m)
Double glazed window and door to the side of the block, radiator, laminated wood flooring. Double doors on to:

Kitchen

Range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, working surfaces, integrated gas hob, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, laminated tiled flooring.

Bedroom 1

17'3" x 8'4" (5.27m x 2.55m)
Double glazed window to the side of the block, radiator, fitted carpet.

Bedroom 2

13'0" x 7'4" (3.97m x 2.24m)
Double glazed window to the side of the block, radiator, fitted carpet.

Bathroom

6'2" x 7'9" (1.89m x 2.36m)
Fully-tiled walls, panelled bath with mixer tap and shower extension over, low-level W.C., wash hand basin, heated towel rail, ceramic tiled flooring.

Communal Gardens & Roof Terrace

Allocated Parking Space

Situated within secure gated parking area.

