

OPEN 7 DAYS
A WEEK

Harpers & Co

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www.harpersandco.com



Cedarwood Place, Maylands Drive, Sidcup, Kent, DA14 4BF

Offers in Excess of £360,000

Harpers & Co are delighted to offer this immaculate 2 bedroom penthouse apartment in the sought after Cedarwood development in Albany Park. This top floor apartment with two balconies and a large sun terrace will appeal to those who seek luxury, ample space, and a quiet retreat to return to from a busy day. This penthouse is superbly specified with expansive Oak flooring, spot lights throughout, fitted wardrobes, UPVC double glazing, luxury en suite to master bedroom and bathroom. There is also a communal lawn area within the gated courtyard at the rear of the development with communal parking.

***2 BEDROOM PENTHOUSE* *LARGE BALCONY WITH PANORAMIC VIEWS* *EXCELLENT LOCATION* *CCTV AND INTERCOM ENTRY PHONE* *PRIVATE ALLOCATED PARKING BEHIND SECURE GATES* *HIGH SPECIFICATION THROUGHOUT* *DESIGNER FULLY FITTED KITCHEN*
INTEGRATED APPLIANCES *SUPERB DECOR* *OAK FLOORING THROUGHOUT*
*6 MINUTE WALK TO STATION ZONE 5***

EPC rating C(78) *

VIEWING HIGHLY RECOMMENDED

Offers in Excess of £360,000

Top floor two bedroom penthouse apartment in this popular development which offers a fantastic space with high quality fittings, panoramic views, privacy and private parking which will appeal to professionals.

<u>Hallway:</u>	3.9 (12.9ft) x 1.3 (4.2ft) X 2.8 (9.1ft) x 1.2 (3.9ft)Oak hardwood flooring throughout, spot lights, alarm panel, TV entry access telephone, Oak doors, polished chrome plug plates, multiple plug points, storage room.
<u>Storage Room:</u>	1.8 (5.9ft) X 1.2 (3.9ft)Access from the hallway, this ample and practical storage room provides excellent storage.
<u>Kitchen:</u>	2.7 (8.8ft) X 2.1 (6.8ft)Tiled flooring, black quartz worktop, floor and wall mounted high quality kitchen units, stainless steel 'franke' sink with chrome mixer taps, wall and floor mounted wall lights, integrated fridge/freezer, integrated chrome microwave, integrated electric Neff oven, integrated 4 ring Neff hob.
<u>Lounge:</u>	6.8 (22.3ft) X 4.7 (15.4ft)Oak flooring throughout, two UPVC sliding doors, wall mounted lights, spot lighting throughout, multiple plug points, chrome fixtures and fittings, TV ariel, broadband. Access to balcony and sun terrace with extensive views.
<u>Bedroom 1/Master:</u>	3.7 (12.1ft) X 4.1 (13.4ft)Oak flooring throughout, one radiator, spot lighting, double oak bespoke wardrobe, en suite bathroom, access to private balcony with AstroTurf flooring with Cedarwood enclosure with views over car park and rear. (2.7m x 2.3m)
<u>En Suite Bathroom:</u>	2.3 (7.5ft) X 1.5 (4.9ft)Fully tiled flooring, high quality glass shower enclosure with chrome power shower, low level basin, low level WC with push button, wall mounted mirror, chrome towel rail.
<u>Bedroom 2:</u>	3.8 (12.4ft) X 3.3 (10.8ft)Fully carpeted throughout, fitted wardrobe with frosted glass doors, multiple plug points, 1 radiator, access to private balcony to front with panoramic views.
<u>Main Bathroom:</u>	Access from Hallway, fully tiled flooring, low level basin, low level WC, glass shower enclosure with chrome shower fittings/ chrome mixer tap, spot lighting, chrome towel rail, extractor fan.
<u>Harpers & Co</u>	
<u>Special Requirements:</u>	We are proud to offer this top floor penthouse apartment in this popular development which offers a fantastic space with high quality fittings and private parking which will appeal to professionals wanting a good address. The penthouse has two balconies and is a stones throw away from Albany Park Mainline Train Station which has fast trains to London Bridge. *VIEWINGS STRONGLY RECOMMENDED* Contact Harpers & Co 01322 524425

Nearest stations

Albany Park (0.2 miles) Sidcup (1.0 miles) Bexley (1.1 miles)



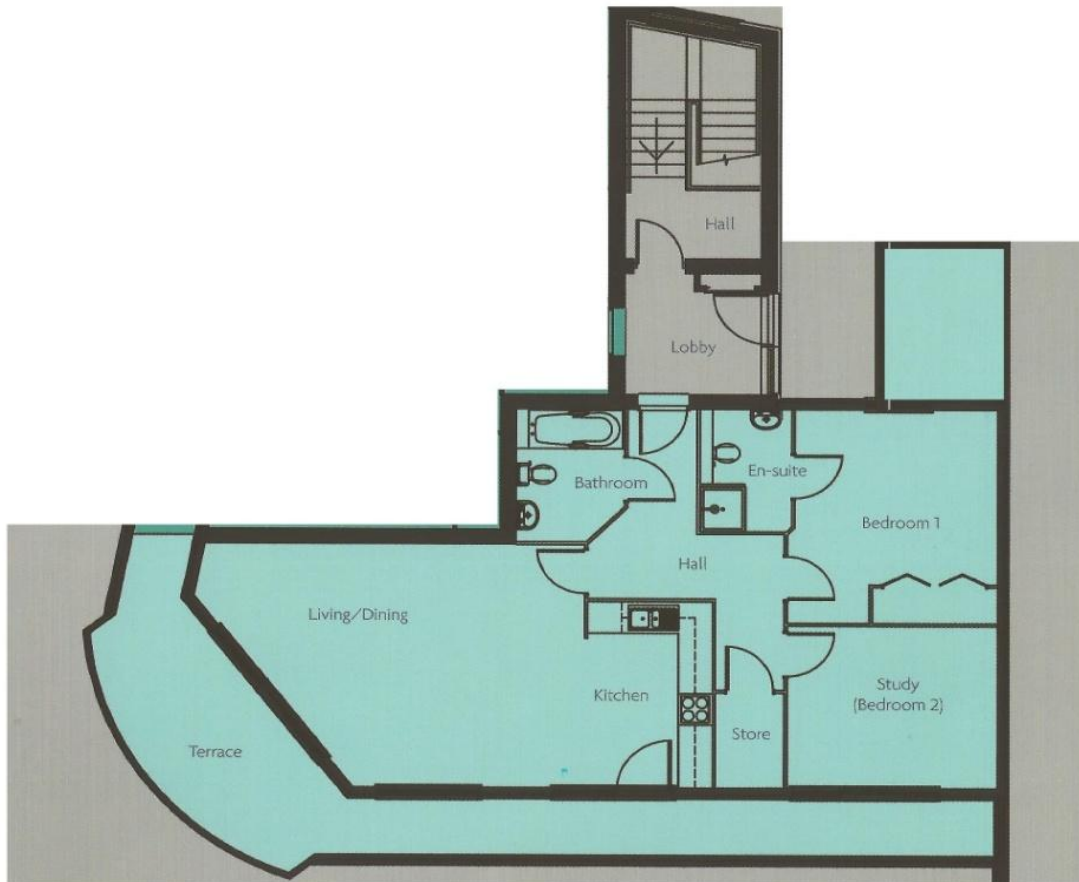
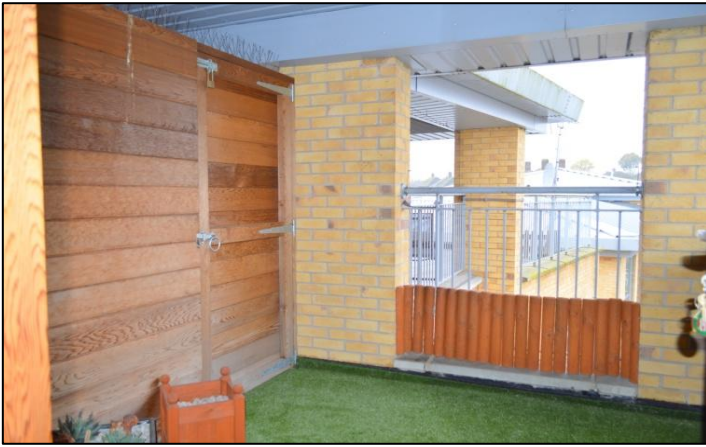
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Open 7 days a week

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.